





3 2 1

- Sought After Location
- Dutch Bungalow
- Two Reception Rooms
- Ground Floor WC
- Viewing Recommended
- No Onward Chain
- Three Bedrooms
- Study Room
- Stunning Gardens
- Call For More information





** Video Tour on our YouTube Channel | <https://youtu.be/WSYsVJOWONI> **

Jan Forster Estates are delighted to welcome to the market this charming, three-bedroom, semi-detached Dutch-style bungalow, positioned on the ever-popular The Fairway in Brunton Park, Gosforth. Offered for sale with the benefit of no onward chain.

The property sits in a lovely cul-de-sac position and the area benefits from a wealth of local amenities including well-regarded schools, shops, post office, pharmacy, and leisure facilities with further amenities offered in Gosforth and Newcastle via regular public transport links and the A1 motorway.

Briefly comprising to the ground floor: - entrance lobby and hallway with w.c, dining room with bay window and double doors through to the spacious lounge with feature fireplace and French doors to the rear, and a kitchen with a range of fitted wall and floor units along with access to the garage. There is also a ground floor bedroom with fitted wardrobes. To the first floor there are two double bedrooms, both with built-in storage, a handy study room and the family bathroom/w.c. with four-piece suite. The property further benefits from gas central heating, double glazing and ample storage.

Externally there is a garden to the front and a driveway providing off-street parking for multiple vehicles leading to the garage. To the rear there is a beautiful garden backing onto the golf course with a patio area, lawn, planted borders and two sheds for storage; ideal for relaxing or entertaining during those warm summer nights.

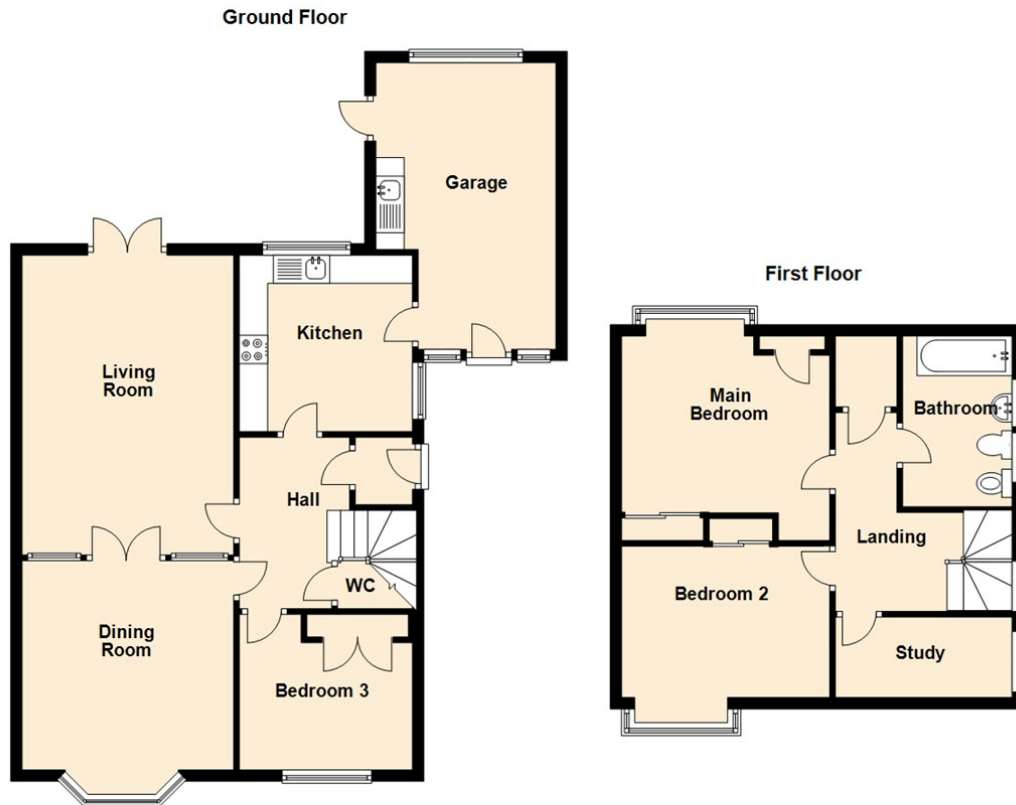
For more information and to book a viewing please call our Gosforth team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *D*.





- Living Room 17'4" x 12'3" (5.30 x 3.74)
- Dining Room 12'1" x 12'3" (3.70 x 3.74)
- Kitchen 10'2" x 10'0" (3.12 x 3.06)
- Bedroom Three 10'0" x 9'0" (3.06 x 2.75)
- Main Bedroom 9'6" x 12'0" (2.91 x 3.68)
- Bedroom Two 10'0" x 12'0" (3.05 x 3.68)
- Study 4'1" x 10'2" (1.27 x 3.12)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Gosforth 0191 236 2070
Newcastle 0191 284 4050
High Heaton 0191 270 1122
Tynemouth 0191 257 2000
Low Fell 0191 487 0800
Property Management Centre 0191 236 2680



www.janforsterestates.com

