





2



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- Sought After Location
- Two Bedrooms
- Gardens To Three Sides
- Leasehold
- Viewing Recommended
- Semi Detached Home
- Double Driveway and Garage
- Close To Amenities
- Council Tax Band \*B\*
- Call For More Information





This charming, two-bedroom semi-detached bungalow is positioned on the sought after Netherton Gardens, in Wideopen.

The location is close to a wealth of local amenities, including shops, schools, and parks, with further amenities being easily accessible in Gosforth and Newcastle city centre via regular bus routes and the A1 Motorway.

Internally the property briefly comprises: - entrance hallway, kitchen with fitted wall and floor units and access to the side garden, main double bedroom with sliding door access to the side garden, modern bathroom with a shower over the bath and storage under the sink, second bedroom and a bright and airy lounge with French door access to a sunny conservatory, which also offers access to the rear garden. The property further benefits from gas central heating and double glazing.

Externally there is a garden to the front along with a double driveway leading to the detached garage. There is a side garden with a built-in seating area, and also a landscaped garden to the rear with decking lawn and paved areas. A perfect outside space to relax or entertain in the warmer months.

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

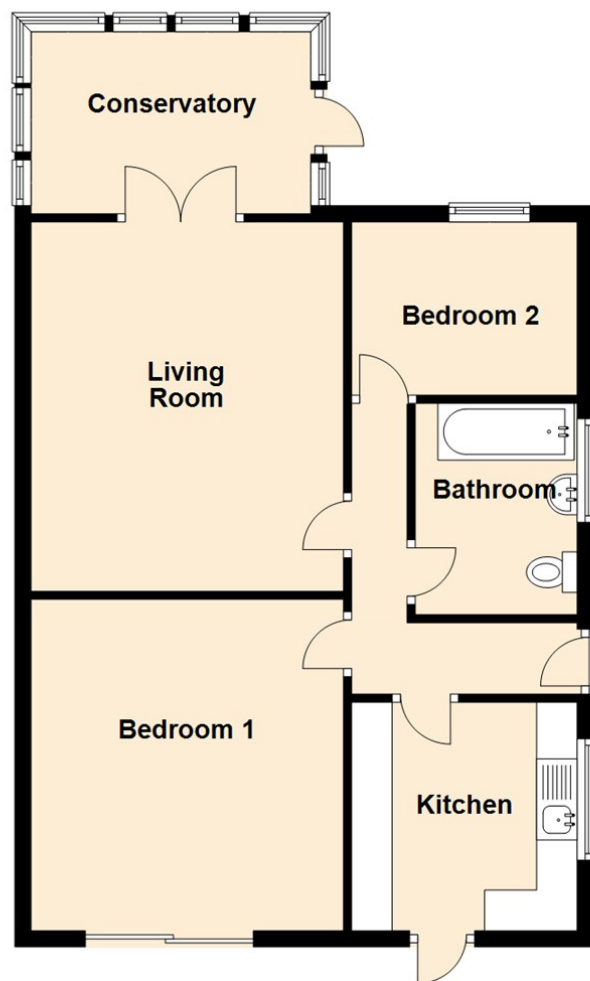
#### Tenure

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

Council Tax Band \*B\*



## Ground Floor




Lounge 14'11" x 11'11" (4.56 x 3.65)

Kitchen 9'1" x 8'5" (2.77 x 2.57)

Bedroom One 13'8" x 11'11" (4.17 x 3.64)

Bedroom Two 9'4" x 9'2" (2.86 x 2.81)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(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

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Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

