







4



1



2

- Prestigious Location
- Four Bedrooms
- Open Aspect
- Semi-Rural Location
- Viewing Essential
- Extended Bungalow
- Two Bathrooms
- Private Position
- Council Tax Band \*D\*
- Call For More Information







Nestled in the prestigious area of The Oval, Woolsington, Newcastle Upon Tyne, this rarely available, four-bedroom extended bungalow will appeal to the growing family.

While the property is in need of refurbishment, the layout has been thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout. The property boasts a private position, ensuring peace and tranquillity, while the stunning views of the surrounding green, with mature trees, enhance the sense of seclusion.

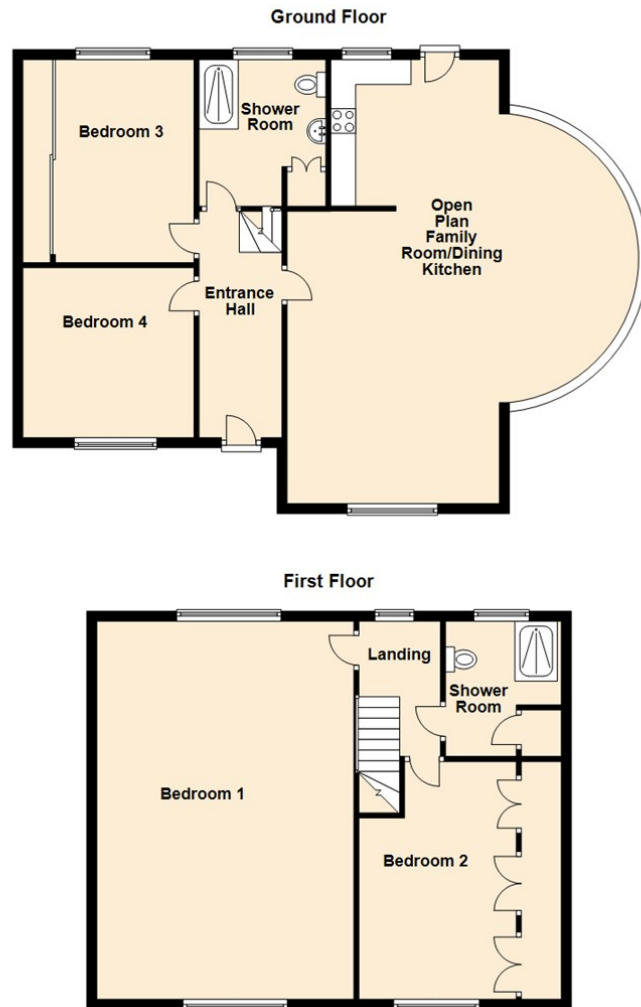
Internally the property briefly comprises: - entrance hallway, generous open plan family room/dining kitchen, two double bedrooms and a shower room. To the first floor are two dormer bedrooms and a second shower room. Externally there are generous gardens to the front, side and rear. A perfect space to relax in the warmer months. There is also a driveway and garage to the side.

Whether you are looking to settle down or invest, this bungalow presents an exceptional opportunity in a highly sought-after location. 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 freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band \*D\*.




Open Plan Family Room/Dining Kitchen. 21'4" x 27'8" (6.52 x 8.44)

Bedroom One 15'10" x 19'11" (4.85 x 6.08)

Bedroom Two 14'2" x 13'2" (4.32 x 4.03)

Bedroom Three 10'5" x 13'6" (3.20 x 4.14)

Bedroom Four 9'1" x 13'3" (2.78 x 4.06)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.



[www.janforsterestates.com](http://www.janforsterestates.com)

**Gosforth**  
**High Heaton**  
**Tynemouth**  
**Property Management Centre**

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

