







2



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- Popular Location
- Semi Detached Home
- Close To Amenities
- Council Tax Band \*A\*
- Viewing Recommended
- Two Bedrooms
- No Onward Chain
- Off Street Parking
- Freehold
- Call for More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/zY413ylQjIY> \*\***

Jan Forster Estates are delighted to welcome to the market this charming, two-bedroom, semi-detached family home. Offered for sale with the benefit of no onward chain.

Situated in a quiet cul-de-sac location within the Meadow Rise development, the property is close to a wealth of local amenities including schools, shops, supermarkets, and nearby Kingston Park retail park, with further amenities easily accessed in Newcastle city centre via regular public transport links and the A1 motorway.

Internally the property briefly comprises: - entrance lobby, spacious open plan lounge and kitchen-with fitted wall and floor units and access to the rear garden. To the first floor, there are two good-sized bedrooms and a family bathroom WC with shower over the bath. The property further benefits from gas central heating and double glazing.

Externally, there is a shared lawn and a driveway to the front proving off-street parking. There is also a garden to the rear.

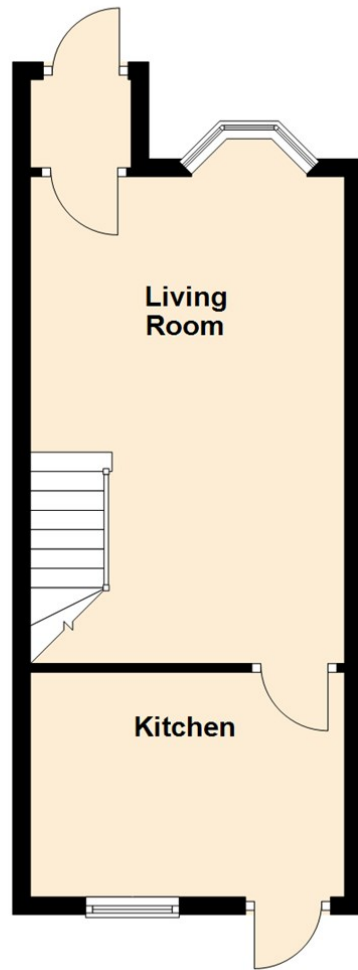
We anticipate a high level of viewings on this family home. For more information or to book your viewing please call our sales team on 0191 236 2070.

#### Tenure

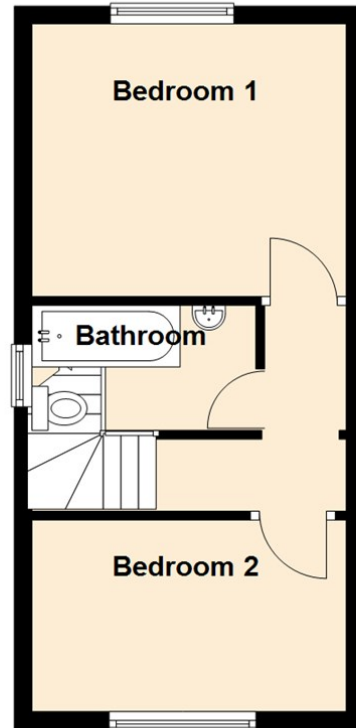
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.

## Ground Floor



## First Floor



Lounge 18'0" x 11'8" (5.50 x 3.56)

Kitchen 8'3" x 11'7" (2.53 x 3.55)

Bedroom One 10'0" x 11'8" (3.06 x 3.57)

Bedroom Two 8'3" x 11'8" (2.53 x 3.56)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(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		
England & Wales		EU Directive 2002/91/EC

## The difference between house and home

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