







3



2



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- Semi-Detached House
- Three Bedrooms
- Ground Floor WC
- Driveway
- Transport Links
- Well-Presented
- Two Reception Rooms
- Handy Utility
- Local Facilities
- Council Tax Band \*C\*







## SEMI-DETACHED HOME | THREE BEDROOMS | TWO RECEPTION ROOMS

Jan Forster Estates welcome to the market this well-presented semi-detached home, positioned on Warrington Road in Fawdon.

The property benefits from a wealth of local amenities on its doorstep including schools, shops, supermarkets and leisure facilities, with further amenities easily accessed in Gosforth and Newcastle via the nearby metro station, bus routes and the A1 motorway.

Internally, the accommodation briefly comprises to the ground floor:- entrance hallway with storage, lounge with bay window that leads to the dining room, which opens to the rear garden via sliding doors, well-appointed kitchen with top and floor units, adjoining utility space with further garden access and a handy ground floor WC. Off the landing to the first floor, you are presented with three good-sized bedrooms, storage area and a family bathroom WC. Externally, there are gardens to the front, side and rear. There is also off-street parking for multiple vehicles via gated driveway.

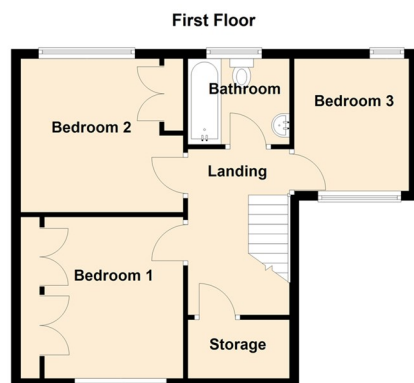
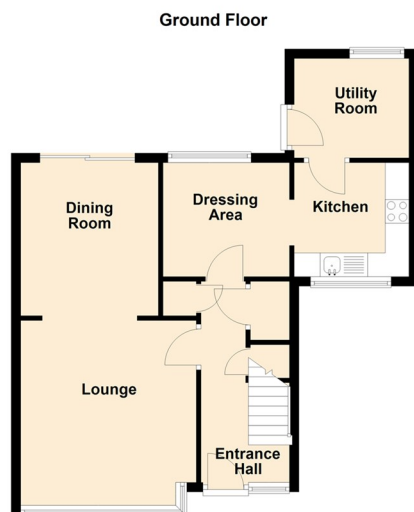
This property must be viewed to appreciate the size and value of accommodation on offer. To book yours and for more information, please, call our Gosforth sales team on 0191 236 2070.

### Tenure

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

Council Tax band \*C\*





Lounge 13'11" x 12'6" (4.25 x 3.83)

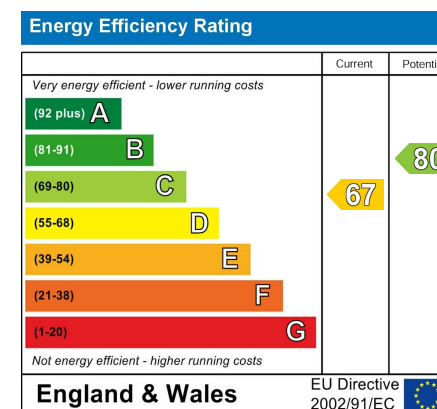
Kitchen 18'4" x 8'0" (5.6 x 2.44)

Dining Room 11'2" x 9'4" (3.42 x 2.87)

Bedroom One 10'4" x 9'8" (3.16 x 2.96)

Bedroom Two 11'4" x 8'8" (3.46 x 2.65)

Bedroom Three 10'9" x 8'0" (3.29 x 2.45)



## 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

