







4



2



2

- Sought After Location
- Two Reception Rooms
- Close To Amenities
- Stunning Rear Garden
- Viewing Recommended
- Four Bedrooms
- En Suite Bathroom
- Off Street Parking
- Leasehold
- Call For More Information







\*\* Matterport 360° Tour | <https://my.matterport.com/show/?m=6SPiChBXsBY> \*\*

Situated on South Bend within the highly sought after Brunton Park in Gosforth, Jan Forster Estates have the pleasure of welcoming to the market this semi-detached dormer bungalow with four bedrooms and a stunning rear garden.

The property is close to 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: - entrance porch, welcoming hallway, bright and airy lounge with French doors to the rear, dining room with bay window, kitchen with fitted wall and floor units and an integrated oven and hob and there is also a ground floor bedroom. To the first floor there are three bedrooms, the main with an en suite and there is a modern family bathroom WC with shower over the bath and a separate WC.

Externally there is a low maintenance front garden with drive offering off-street parking and access to storage with a garage door and to the rear, there is a beautiful well stocked garden, ideal for entertaining during those warm summer nights.

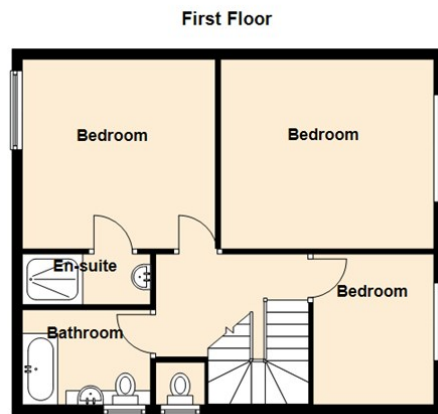
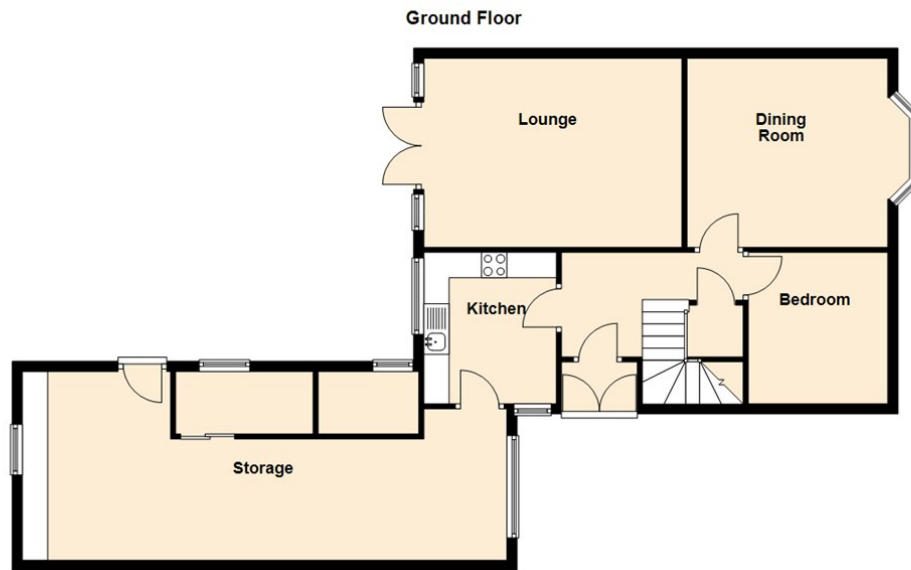
For more information or to book a viewing please call out Gosforth branch on 0191 236 2070.

#### Tenure

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

Council Tax Band \*C\*.





Lounge 12'2" x 16'9" (3.73 x 5.11)

Kitchen 10'5" x 9'11" (3.19 x 3.04)


Dining Room 12'4" x 13'6" (3.77 x 4.14)

Bedroom Four 8'11" x 10'0" (2.73 x 3.07)

Bedroom One 12'5" x 11'11" (3.79 x 3.65)

Bedroom Two 12'4" x 12'1" (3.78 x 3.70)

Bedroom Three 7'5" x 10'0" (2.27 x 3.05)

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		
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.



[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**

