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- Popular Location
- Two Bedrooms
- Close to Transport Links
- Leasehold
- Viewing Recommended
- Semi-Detached Bungalow
- Off Street Parking
- Council Tax Band *A*
- Rear Garden
- Call For More Information





Jan Forster Estates welcome to the market this two-bedroom semi-detached bungalow on Magnolia Drive, City Edge. £72,500 represents 50% share in the property.

However a client can apply to purchase the full amount of £145,000.

The location offers easy access to a wide range of local amenities, including supermarkets, well-regarded schools, and green spaces such as Blakelaw Park. Excellent transport links - via frequent bus services, the A1, A69, and Central Motorway - make it ideal for commuters. St James Retail Park is just minutes away, providing further shopping options, while Newcastle city centre, the Town Moor, and public transport hubs are all within close reach. Residents enjoy a balanced lifestyle, combining the comfort of suburban living with quick connections to the vibrant heart of the city.

Internally, the property briefly comprises a welcoming entrance hallway with built-in storage, a bright and spacious lounge featuring French doors that open onto the rear garden, and a modern kitchen fitted with a range of wall and base units, providing ample storage along with an integrated oven and hob. There are also two bedrooms and a wet room with WC. Additional benefits include gas central heating and double glazing throughout.

Externally, the property benefits from a paved driveway to the front, providing convenient off-street parking. To the rear, there is a garden featuring a spacious patio area and lawn - perfect for relaxing in the warmer months.

For more information and to book a viewing please call our Gosforth team 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 *A*.

Ground Floor




Lounge 13'4" x 13'10" (4.08 x 4.23)

Kitchen 6'9" x 16'0" (2.07 x 4.89)

Bedroom One 10'11" x 13'10" (3.33 x 4.23)

Bedroom Two 9'1" x 8'6" (2.78 x 2.60)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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