





-  3
-  2
-  1

- Detached House
- In Need of Modernisation
- No Upper Chain
- Three Bedrooms
- Garage + Driveway
- Front & Rear Gardens
- Sought-After Area
- Local Facilities
- Transport Links
- Council Tax Band: D





\*\* 360° Tour | <https://www.madesnappy.co.uk/tour/1gfd7g2180a> \*\*

Jan Forster Estates are delighted to welcome to the sale market this charming, three-bedroom, detached family house on the ever-popular Acomb Crescent in Red House Farm.

The property is superbly located with a wide range of local amenities close at hand, while nearby Gosforth and Kingston Park provide additional shops, restaurants, and leisure facilities. Excellent transport links include convenient bus and metro services to surrounding areas, together with easy access to the A1 motorway, making it an ideal base for commuters.

The accommodation, which benefits from no upper chain, briefly comprises to the ground floor: an inviting entrance hallway and a bright lounge with a feature bay window, that seamlessly connects to the dining area through sliding doors. From here, there is access to the kitchen, fitted with a range of wall and base units, along with a useful utility room with a door to the rear and integral access to the garage. To the first floor, the landing gives way to three bedrooms- one benefitting from built-in storage, together with a family bathroom and a separate WC for added practicality.

Externally, the property benefits from a front driveway leading to an attached garage and a small garden area, with side access opening into the generous rear garden. Laid mainly to lawn and complemented by mature shrubs and planted borders, it offers an attractive outdoor space ideal for family enjoyment and entertaining.

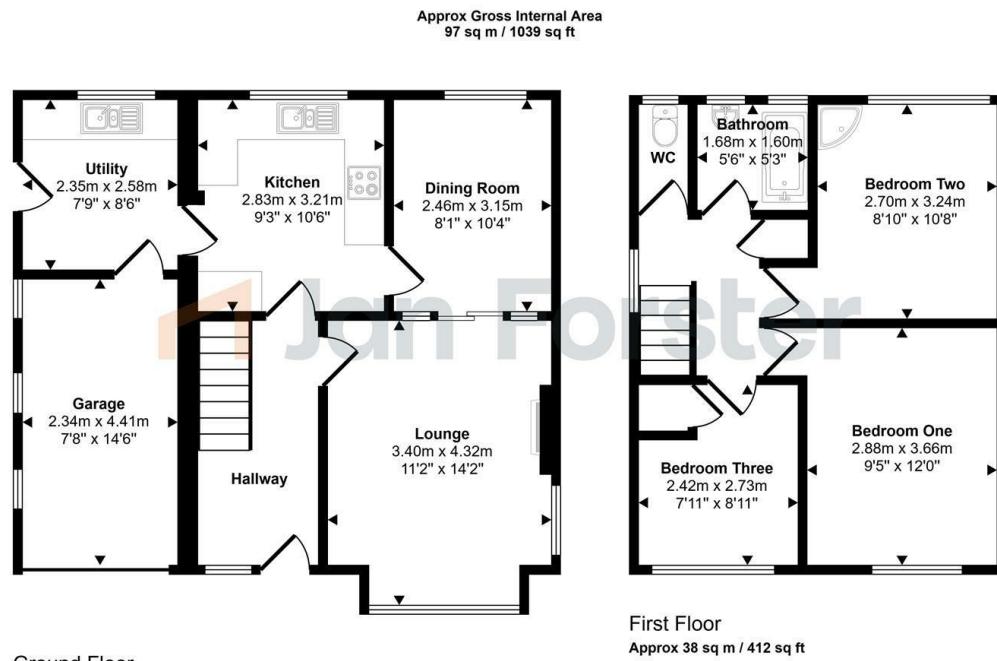
For more information and to book a viewing, please, call our sales team on 0191 236 2070.

#### Tenure

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

Council Tax Band: D





## The difference between house and home

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Lounge 14'2" x 11'1" (4.32 x 3.40)

Kitchen 10'6" x 9'3" (3.21 x 2.83)

Dining Room 10'4" x 8'0" (3.15 x 2.46)

Utility 8'5" x 7'8" (2.58 x 2.35)

Bedroom One 12'0" x 9'5" (3.66 x 2.88)

Bedroom Two 10'7" x 8'10" (3.24 x 2.70)

Bedroom Three 8'11" x 7'11" (2.73 x 2.42)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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

Contact Us: 0191 236 2070



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