



 Jan Forster

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2005

2025

Fernwood Avenue | Garden Village | Newcastle Upon Tyne | NE3 5DL

Price £290,000



- Popular Location
- Three Bedrooms
- Off Street Parking
- Good Transport Links
- Private Rear Garden
- Ideal Family Home
- Conservatory
- Excellent Amenities Nearby
- Freehold
- Viewing A Must





Jan Forster Estates are pleased to offer to the market this beautifully presented, three-bedroom, semi detached house situated in the popular Garden Village, in Gosforth.

The location offers excellent convenience, with a wealth of local amenities close at hand. Gosforth High Street, Regent Centre Metro station, and a selection of supermarkets are all within easy reach, alongside frequent bus and Metro links providing swift access to the city centre. The area is also well served by highly regarded schools and boasts a range of leisure facilities nearby, including golf, tennis, and bowls clubs - making it an ideal setting for families and professionals alike.

The property briefly comprises to the ground floor: - entrance hallway, bright and spacious lounge with a bay window and dining room with French door access to a sunny conservatory. The modern kitchen is fitted with wall and floor units and features an integrated oven and hob. There is also access to a useful utility area, which provides access to both the front and rear of the property. To the first floor there are three bedrooms, two with fitted wardrobes and bay windows, and there is a stylish family bathroom WC with a shower over the L-shaped bath. Further benefits include gas central heating and double glazing.

Externally there is a driveway offering off street parking to the front and a private, mature rear garden, with a patio area and lawn, an ideal space for entertaining on those warm summer nights.

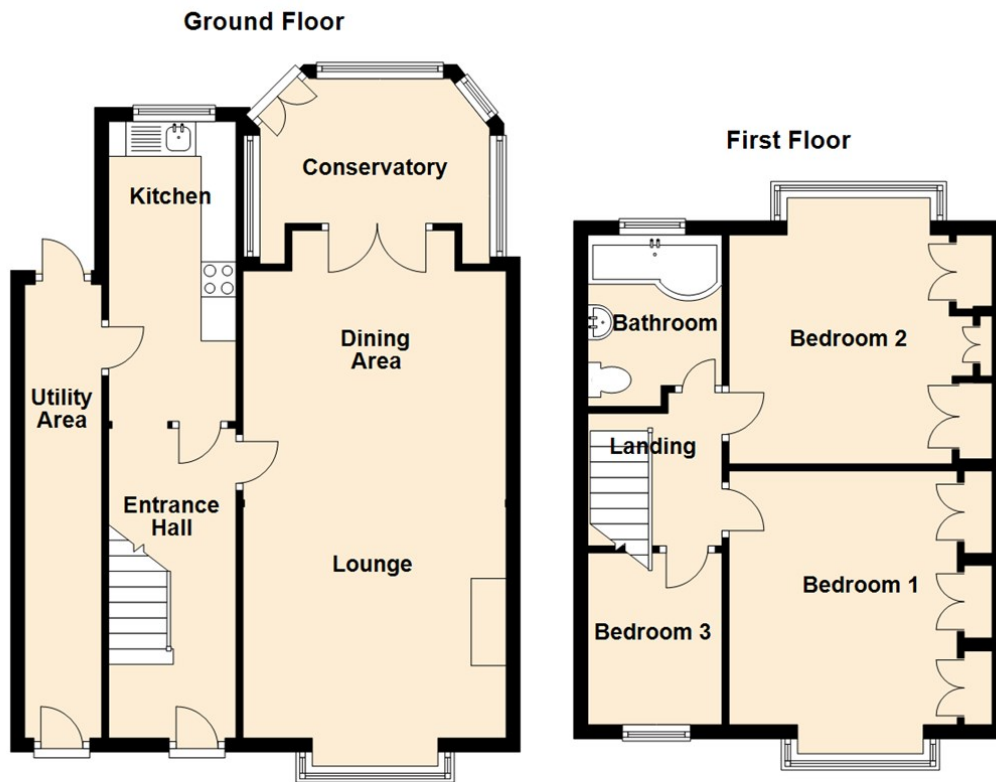
We anticipate an extremely high level of viewings on this family home. To arrange yours or for more information please call 0191 236 2070.

Tenure

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

Council Tax band: C





Lounge 10'9" x 12'4" (3.29 x 3.78)

Dining Area 13'5" x 12'4" (4.10 x 3.78)

Kitchen 5'10" x 15'3" (1.79 x 4.65)

Conservatory 10'7" x 9'8" (3.23 x 2.97)

Bedroom One 9'6" x 13'10" (2.90 x 4.24)

Bedroom Two 13'1" x 9'7" (3.99 x 2.93)

Bedroom Three 6'8" x 7'8" (2.04 x 2.36)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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