



 Jan Forster

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Ascot Drive | North Gosforth | Newcastle Upon Tyne | NE13 6PB
Offers Over £245,000



- Sought-After Area
- Three Bedrooms
- Driveway and Garage
- Freehold
- Viewing Recommended
- Semi Detached Home
- Local Facilities Nearby
- Two Bathrooms
- Rear Garden
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/Xtc5KxfG5vw> ****

Jan Forster Estates welcomes to the market this beautifully presented three-bedroom semi-detached home, ideally situated on the highly sought-after Ascot Drive in North Gosforth. The property offers the perfect setting for a growing family seeking comfort, convenience, and a desirable residential location.

The location is close to shops in Wideopen and Hazlerigg and is just a short commute to Gosforth High Street, which offers an excellent range of amenities including shops, supermarkets, restaurants, and bars. The area benefits from superb road links, ensuring easy and convenient travel across the region. For those who enjoy the outdoors, the property is within easy reach of Gosforth Racecourse, local parks, and a nearby nature reserve, providing peaceful green spaces ideal for leisurely walks. Also close to reputable local schools, making it an attractive choice for families.

The accommodation briefly comprises to the ground floor; - entrance lobby with convenient WC, lounge, and a modern kitchen dining room with integrated fridge freezer, dishwasher, hob and a newly fitted oven and washer dryer, along with a storage cupboard and French door access to the rear. To the first floor there are three bedrooms, the main and bedroom two with fully fitted wardrobes, and there is a modern family bathroom WC with three-piece suite. The property further benefits from gas central heating and double glazing.

Externally there is a driveway to the front leading to a single garage. There is also a well maintained garden to the rear with a patio area and lawn.

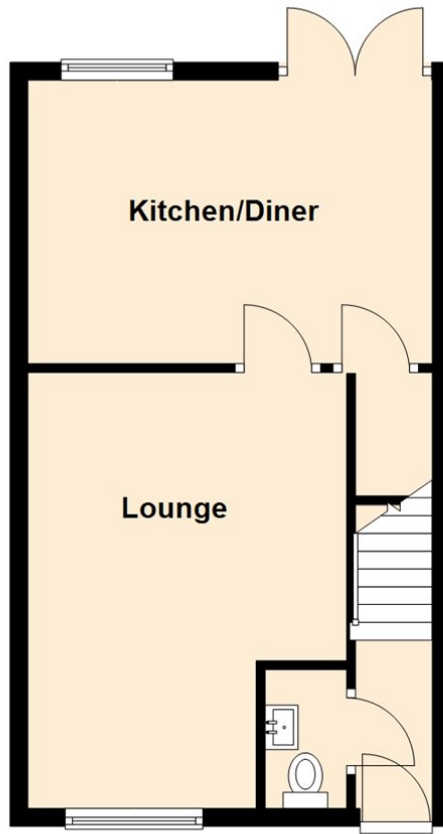
For more information and to book a viewing, please, call our Gosforth office on 0191 236 2070.

Tenure

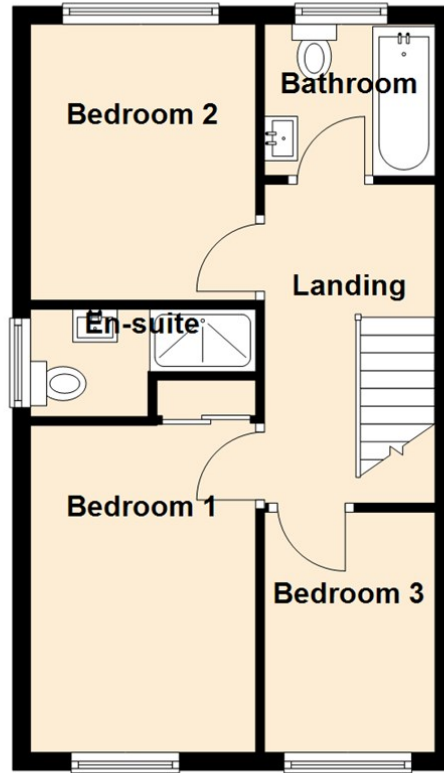
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: C

Ground Floor



First Floor



Lounge 16'0" x 11'10" (4.90 x 3.61)

Kitchen Dining Room 14'11" x 10'5" (4.57 x 3.20)

Bedroom One 8'6" x 11'9" (2.60 x 3.59)

Bedroom Two 8'6" x 10'2" (2.60 x 3.10)

Bedroom Three 8'9" x 6'3" (2.67 x 1.91)

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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www.janforsterestates.com

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

