



 Jan Forster



- Corner Plot
- Three Bedrooms
- Ideal First Time Buy
- Freehold
- Viewing A Must
- Semi Detached
- Popular Location
- Two Bathrooms
- Side and Rear Gardens
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/--tz2W6TLNk>
**

This three-bedroom, semi-detached property is positioned on a corner plot in a popular location in Leam Lane estate. This property would make an ideal purchase for an investor or a first-time buyer.

The property enjoys a convenient setting close to a range of local amenities, including Heworth and Washington golf courses, reputable schools, everyday shops and services, and excellent transport links connecting the area to Gateshead, Newcastle, and Sunderland. Stainway Estate itself is known for its friendly community feel, good access to green spaces and strong commuter links, making it a consistently popular residential location.

The accommodation briefly comprises, on the ground floor, an entrance hallway leading to a spacious lounge featuring a bay window that provides plenty of natural light. The kitchen/dining room offers fitted units along with an integrated oven and hob, creating a practical cooking and dining space. A return staircase leads to the first floor and there are three well-proportioned bedrooms, the main with an en suite, alongside a modern family bathroom WC complete with a shower over the bath. Further benefits include gas central heating and double glazing.

Externally, the property benefits from a generous paved garden to the side, which offers excellent potential for outdoor seating, while the rear of the home features a pleasant lawned garden.

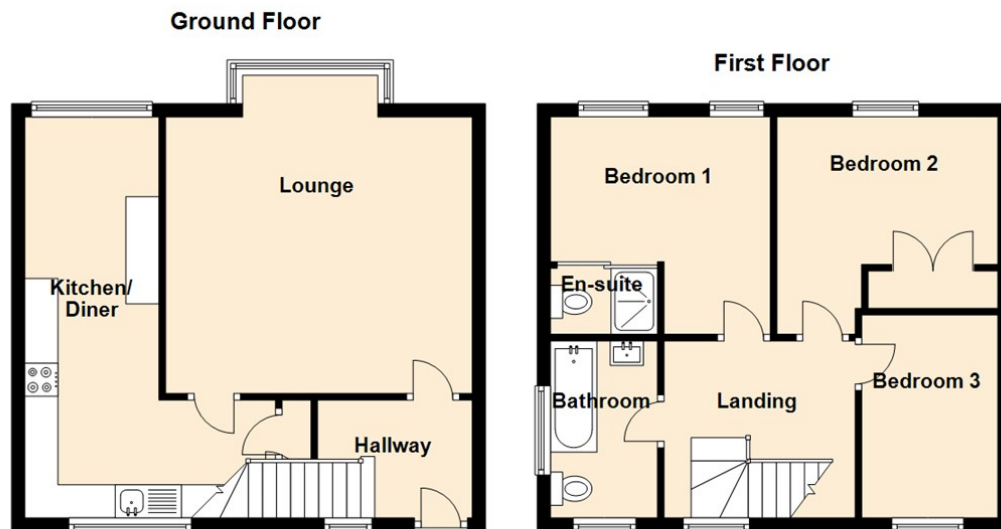
For more information and to book your viewing please call our sales team on 0191 236 2070.

Tenure

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

Council Tax band: A





Lounge 13'6" x 15'2" (4.14 x 4.64)

Kitchen 19'9" x 12'6" (6.04 x 3.82)

Bedroom One 13'8" x 11'1" (4.19 x 3.38)

Bedroom Two 13'8" x 11'1" (4.19 x 3.38)

Bedroom Three 6'8" x 9'8" (2.04 x 2.95)

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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