



 Jan Forster



3



2



1

- End of Terrace House
- Three Bedrooms
- Driveway and Garage
- Front and Rear Gardens
- Transport Links
- Well Presented
- Two Reception Rooms
- Freehold
- Local Facilities
- Council Tax Band: B





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

Jan Forster Estates welcome to the sale market this well-presented and spacious three-bedroom end-of-terrace home. Offered with the benefit of no upper chain and located on Lesbury Chase in the ever-popular Grange Park area.

The ground floor includes a useful porch leading into a generous hallway with storage, a bright and comfortable lounge, dining room, and a modern, well-appointed kitchen with access to the garage. To the first floor, there are three well-proportioned bedrooms alongside a family bathroom WC with overhead shower. Further benefits include gas central heating and double glazing.

Externally, the property boasts gardens to the front and rear, including a pleasant, decked area ideal for outdoor seating and entertaining. A driveway and garage provide convenient off-street parking and additional storage.

The home is situated in a highly sought-after location, close to a range of local amenities such as well-regarded schools, supermarkets, and everyday conveniences. It is within easy walking distance of the Metro station, offering direct links to Newcastle city centre and the coast. Excellent transport connections also provide straightforward access to the A1 motorway, Kingston Park Retail Park, and Gosforth High Street.

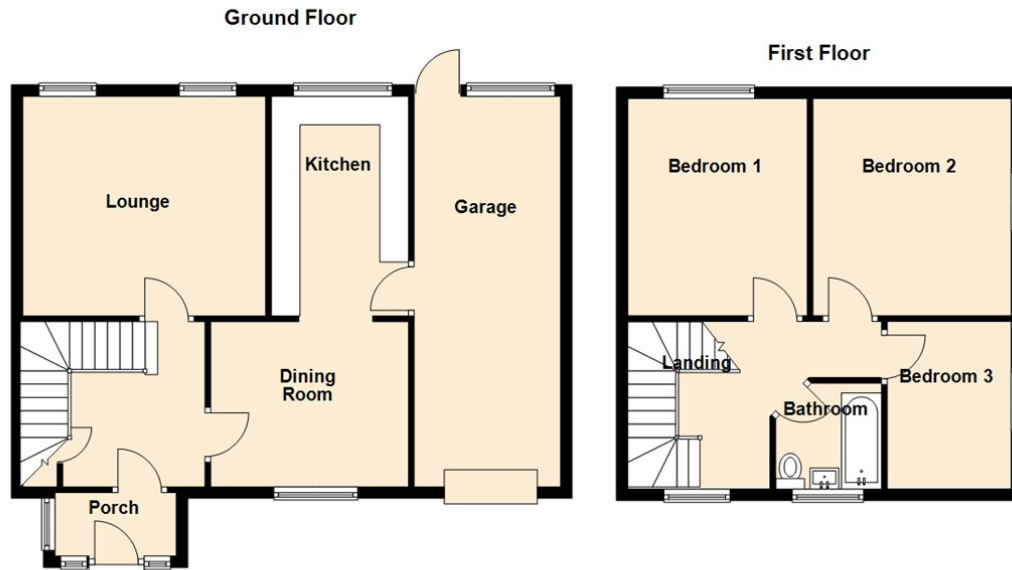
We anticipate early interest, and viewing is strongly recommended. For more information, please call our team on 0191 236 2070.

Tenure:

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

Council Tax Band: B





Lounge 12'7" x 13'10" (3.84 x 4.24)

Dining Room 11'3" x 8'11" (3.45 x 2.74)

Kitchen 12'7" x 7'10" (3.84 x 2.39)

Bedroom One 12'7" x 7'3" (3.85 x 2.22)

Bedroom Two 12'7" x 11'4" (3.85 x 3.46)

Bedroom Three 7'1" x 9'0" (2.17 x 2.75)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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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