



 Jan Forster

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Oxford Close | Longbenton | Newcastle Upon Tyne | NE12 8TN

Offers Over £195,000



- Mid Terraced Home
- Three Bedrooms
- Two Bathrooms
- Allocated Parking
- Freehold
- No Upper Chain
- Ideal First Time Buy
- Ground Floor WC
- Rear Garden
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/WUvoJacCpz0> ****

Jan Forster Estates are pleased to welcome to the market this three-bedroom mid-terraced home, pleasantly positioned within a quiet cul-de-sac on the popular Oxford Close in Longbenton. The property is offered for sale with the benefit of no upper chain.

The location is well placed for access to a wealth of local amenities including shops and restaurants, along with schools and excellent transport links. Four Lane Ends Interchange is less than a 10-minute walk away.

Internally, the property briefly comprises an entrance hallway with a ground floor WC, a comfortable lounge, a dining room with French doors opening out to the rear garden, and a kitchen fitted with a range of wall and floor units providing ample storage space, along with an integrated oven and hob. To the first floor, there are three well-proportioned bedrooms, with the main bedroom benefiting from its own en suite, and there is also a stylish three-piece family bathroom with WC and overhead shower. Additional storage can be found on the landing. The home further benefits from gas central heating and double glazing throughout.

Externally, there is allocated parking to the front, while the rear of the property enjoys a charming garden featuring patio areas and a lawn, creating an ideal space for outdoor relaxation.

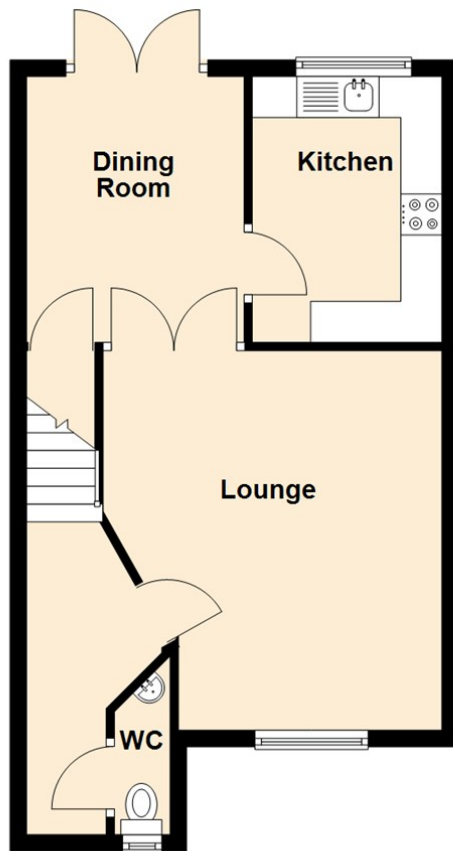
Early viewing is recommended. For more information or to arrange your viewing please call our team on 0191 236 2070.

Tenure

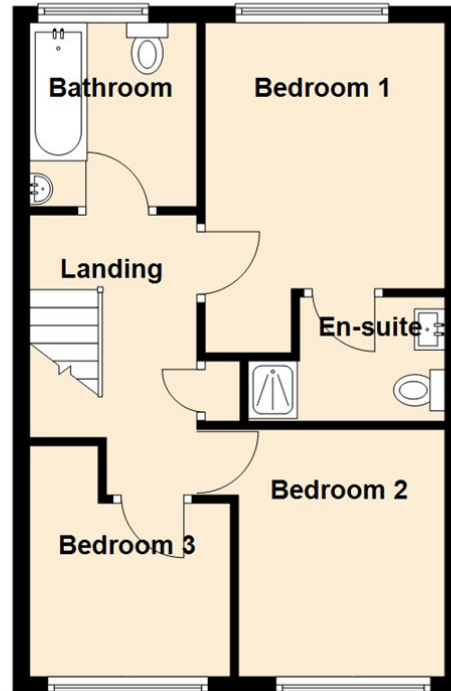
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: B

Ground Floor



First Floor



Lounge 12'5" x 14'6" (3.79 x 4.50)

Dining Room 10'7" x 8'0" (3.24 x 2.44)

Kitchen 7'3" x 10'7" (2.22 x 3.24)

Bedroom One 10'2" x 12'5" (3.10 x 3.80)

Bedroom Two 9'2" x 10'1" (2.81 x 3.09)

Bedroom Three 9'2" x 7'8" (2.80 x 2.34)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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



www.janforsterestates.com

