





- Open Plan Living
- Two Bedrooms
- Close To Amenities
- Leasehold
- Viewing Recommended
- Beautiful Extended Home
- Generous Gardens
- Four Piece Bathroom
- Council Tax band *B*





** Video Tour on our YouTube Channel | https://youtu.be/H1pu4_6d6II **

EXTENDED DETACHED BUNGALOW | TWO BEDROOMS | GENEROUS GARDENS

This fabulous open plan, remodelled and extended detached bungalow is a real credit to the current owners.

The property occupies a pleasant position within Melness Road, a popular area of Hazlerigg and is close to a variety of local amenities. Trunk roads and public transport links offer easy access to central Gosforth and Newcastle City Centre.

Internally the property briefly comprises:- entrance hallway, bedroom one with WC, bedroom two, and an opulent bathroom with four piece suite including a feature double ended free standing bath. The stunning open plan lounge/dining kitchen comes with high gloss wall and floor units, a breakfast island, built-in appliances including a dishwasher and two eye-level ovens and complementing granite work surfaces. There are also Velux windows and Bi-folding doors open to the rear patio, which flood the room with natural light and seamlessly blend indoor and outdoor living. There is a handy utility area with domestic and pet sinks and a lobby to the side. The property further benefits from gas central heating and double glazing.

Externally there are beautiful and well stocked gardens to the rear with a greenhouse area and vegetable patch. To the front there is an easy to maintain garden and a driveway offering off street parking.

This property must be viewed to appreciate the accommodation on offer. For more information please call 0191 236 2070.

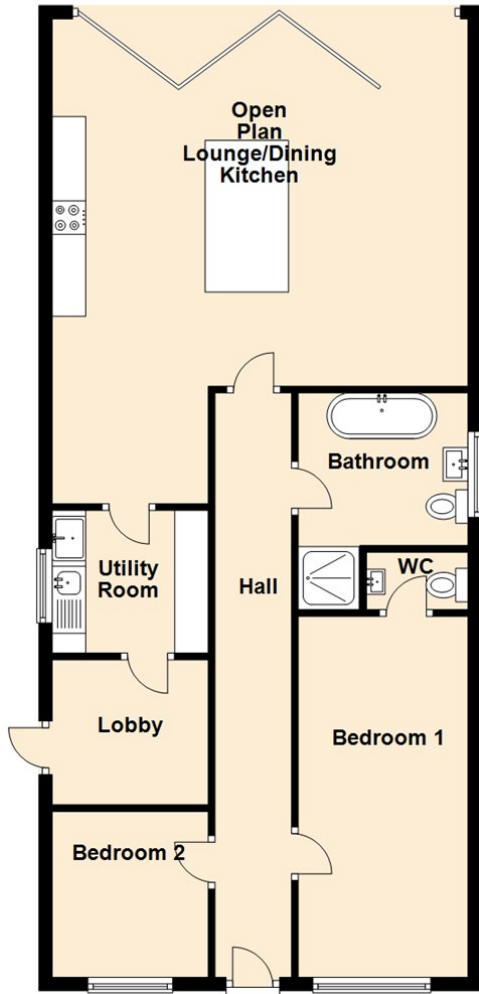
Tenure

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

Council Tax band *B*.



Ground Floor



Lounge/Dining Kitchen 19'8" x 23'9" (6.00 x 7.24)

Utility Room 6'6" x 7'2" (2.00 x 2.19)

Bedroom One 8'1" x 17'8" (2.47 x 5.39)

Bedroom Two 11'6" x 7'2" (3.52 x 2.19)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680



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