





- Popular Location
- Three Bedrooms
- Close To Amenities
- Gas Central Heating
- Stunning Rear Garden
- Detached Family Home
- Two Reception Rooms
- Conservatory
- Council Tax Band *D*
- Call for More Information





Jan Forster Estates are delighted to offer for sale this three-bedroom, well presented detached family home, enjoying a pleasant position within Acomb Crescent, Red House Farm.

Local amenities and facilities are available within the area with further amenities offered within Gosforth and transport links both via bus, Metro, and the A1 Motorway.

The internal accommodation briefly comprises to the ground floor: - entrance porch, bright and airy lounge with dual aspect windows, dining room with double doors to the sunny conservatory, modern kitchen with fitted units, and a handy utility room with access to the rear garden. To the first floor there are three spacious bedrooms, two with fitted wardrobes and there is a modern, tiled family bathroom/wc with shower over the bath. The property also benefits from gas central heating and double glazing.

Externally there is an easy to maintain garden to the front along with a driveway leading to the attached garage. There is also a stunning split-level rear garden with decked walkways, lawned areas and planted borders, an ideal space for relaxing and entertaining.

Viewing comes highly recommended. Please call our Gosforth sales team on 0191 236 2070 for more information.

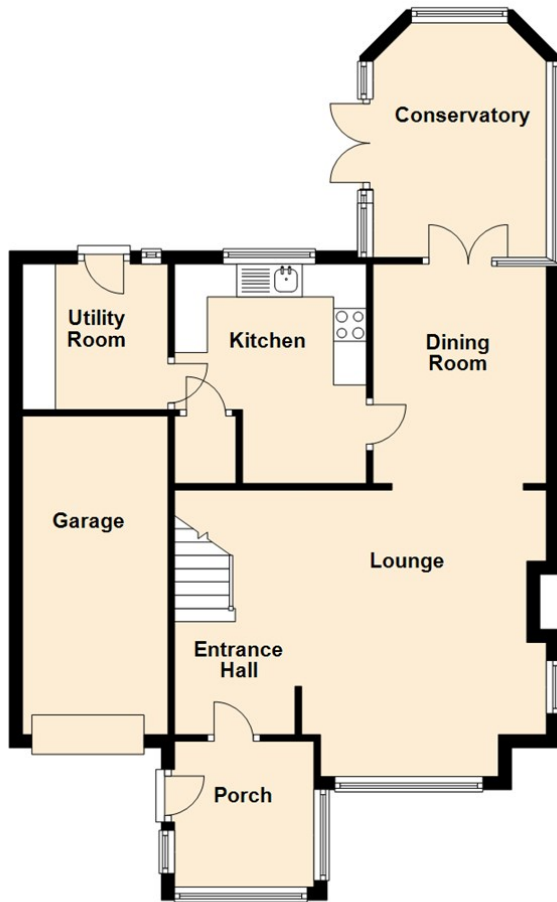
Tenure

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

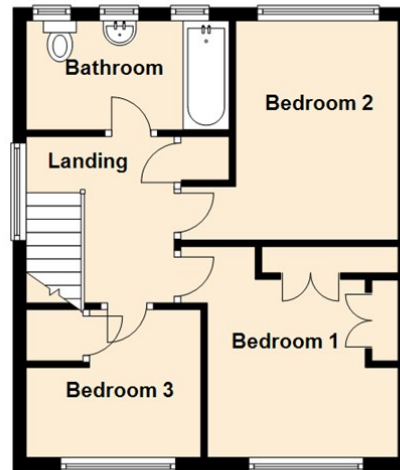
Council Tax band *D*.



Ground Floor



First Floor



The difference between house and home

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Lounge 17'8" x 14'6" (5.41 x 4.43)

Dining Room 10'7" x 8'6" (3.24 x 2.60)

Kitchen 9'5" x 10'9" (2.89 x 3.28)

Utility Room 7'4" x 8'5" (2.26 x 2.59)

Conservatory 11'8" x 9'8" (3.56 x 2.96)

Bedroom One 9'8" x 12'2" (2.95 x 3.72)

Bedroom Two 9'4" x 10'11" (2.85 x 3.33)

Bedroom Three 9'3" x 8'3" (2.82 x 2.53)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

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



www.janforsterestates.com

