







3



2



1

- Semi-Detached House
- Three Bedrooms
- Off-Street Parking
- Desirable Area
- Transport Links
- Well-Presented
- Handy Utility
- Rear Garden
- Local Facilities
- Council Tax Band \*C\*







\*\* 360° Tour | <https://www.madesnappy.co.uk/tour/1gfd7g1eaf3> \*\*

Jan Forster Estates are delighted to welcome to the sale market this well-presented, three-bedroom, semi-detached family home in the ever-desirable North Gosforth.

The area boasts a strong sense of community and offers a great array of local amenities, including schools, convenient shops, a post office, excellent leisure facilities, and the airport. Residents also enjoy easy access to more facilities in nearby Gosforth and Newcastle city centre via frequent and reliable public transport links. The nearby A1 motorway further enhances connectivity, providing straightforward routes to surrounding areas and destinations farther afield.

The accommodation briefly comprises to the ground floor: - entrance porch, hallway, bright and airy lounge with a bay window, and a spacious kitchen dining room with fitted shaker style units and French door access to the rear. From the kitchen there is access to a handy utility room, which leads to both the rear and an additional ground floor room which can be used as a study. There is also access from the hallway. To the first floor there are three good sized bedrooms and a family bathroom WC with overhead shower and a double vanity unit. Further benefits include gas central heating and double glazing.

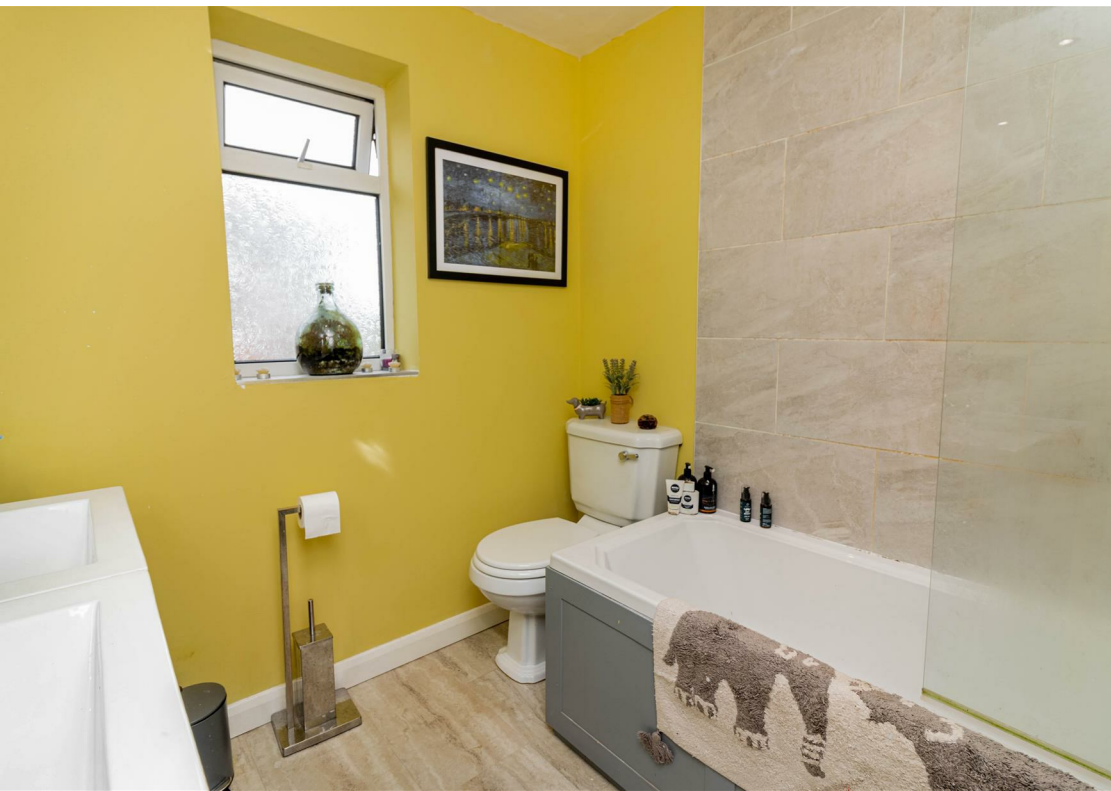
Externally there is a garden and a paved driveway to the front with room for two cars. There is also a charming rear garden with a decked area, lawn, and patio area.

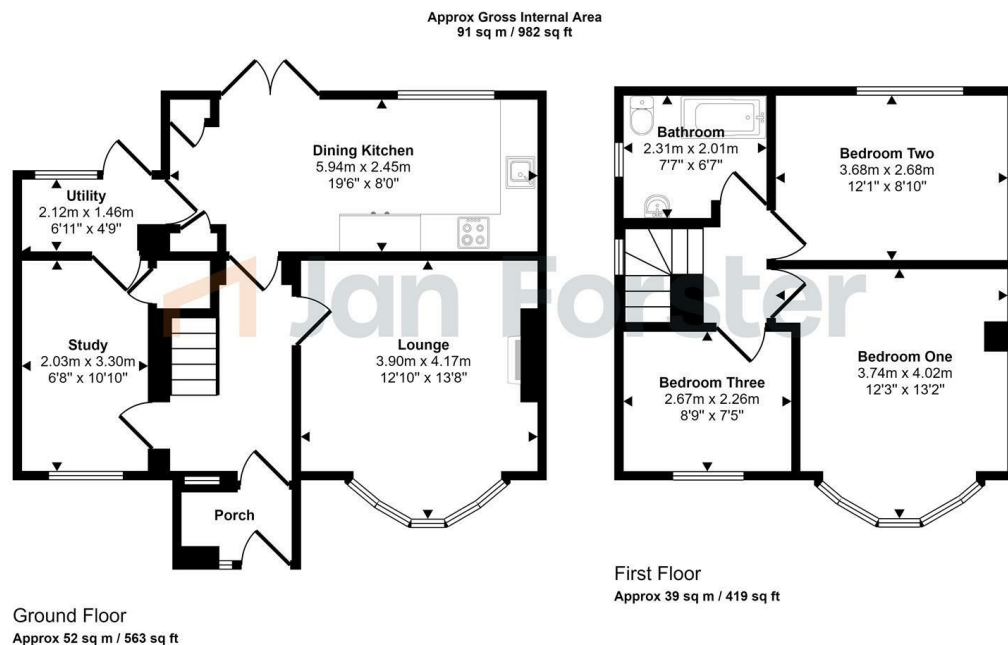
Early viewing is highly recommended. To book yours or for more information, please, call our Gosforth sales team on 0191 236 2070.

#### Tenure

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

Council Tax band \*C\*.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Lounge 12'9" x 13'8" (3.90 x 4.17)

Kitchen Dining Room 19'5" x 8'0" (5.94 x 2.45)

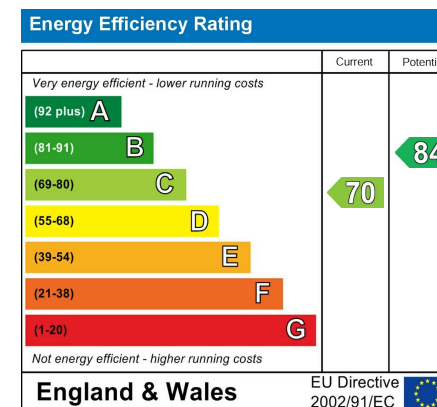
Study 6'7" x 10'9" (2.03 x 3.30)

Utility Room 6'11" x 4'9" (2.12 x 1.46)

Bedroom One 12'3" x 13'2" (3.74 x 4.02)

Bedroom Two 12'0" x 8'9" (3.68 x 2.68)

Bedroom Three 8'9" x 7'4" (2.67 x 2.26)



## The difference between house and home

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