



Jan Forster  
FOR SALE  
0208 200 8775  
janforster.com



- Freehold
- Semi Detached
- Popular Location
- Local Amenities Nearby
- Spacious Accomodation
- Three Bedrooms
- Front and Rear Gardens
- Cul-De-Sac
- No Upper Chain
- Council Tax D





**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/LlaPI31Oy9I> \*\***

Offered for sale with no upper chain this spacious three bedroom semi detached property is sure to impress. The property is located within a desirable residential area, within easy reach of local amenities and transport links, and will appeal to a variety of buyers.

Internally the property briefly comprises to the ground floor:- entrance porch, spacious hallway, bright and airy lounge with bay window, dining room with French doors leading to the rear garden, kitchen with fitted wall and floor units, utility room and a downstairs WC. To the first floor there are three double bedrooms and a modern four piece family bathroom. The property further benefits from gas central heating and double glazing. Externally there are gardens to the front and rear and a driveway leading to the storage area accessed via a garage door.

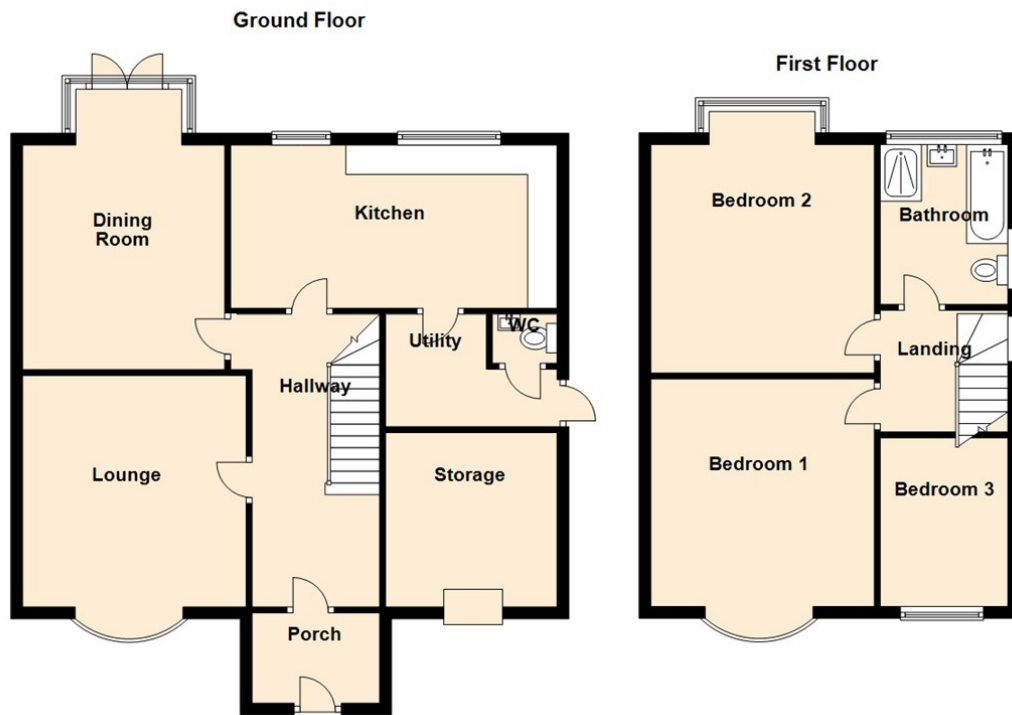
Early viewings come highly recommended. For more information and to book a viewing please call our Low Fell branch on 0191 487 0800.

#### Tenure

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

Council Tax band D





- Lounge 12'5" x 12'10" (3.81 x 3.93)
- Dining Room 11'5" x 12'6" (3.48 x 3.82)
- Kitchen 8'11" x 18'2" (2.74 x 5.54)
- Utility Room 6'1" x 9'11" (1.87 x 3.03)
- Bedroom One 12'10" x 11'6" (3.92 x 3.51)
- Bedroom Two 11'6" x 12'7" (3.51 x 3.86)
- Bedroom Three 8'0" x 9'4" (2.45 x 2.85)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### The difference between house and home

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**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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