





- Popular Location
- Close to Amenities
- No Upper Chain
- Gas Central Heating
- Front and Rear Gardens
- Two Double Bedrooms
- Conservatory
- Freehold
- Double Glazing
- Council Tax Band \*A\*





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/j1WEvVxnAwkJ> \*\*

Jan Forster Estates are delighted to offer for sale this two bedroom semi detached property. Offered for sale with the benefit of no upper chain

The property is located within a popular part of Wrekenton, close to a wide range of amenities and transport links. The Galleries and Team Valley retail parks are only a short commute away and local Golf courses are within easy reach.

Internally the property is briefly comprises to the ground floor; entrance hallway, spacious lounge dining room with French doors leading to the conservatory and a modern fitted kitchen with wall and floor units, integrated oven and hob and access to the garden. To the first floor there are two double bedrooms, a family bathroom with storage and a separate WC. The property further benefits from gas central heating and double glazing. Externally there are gardens to both the front and rear with shared access to the side.

Viewings come highly recommended. For more information please call our Gateshead office on 0191 487 0800.

#### Tenure

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

Council Tax band \*A\*



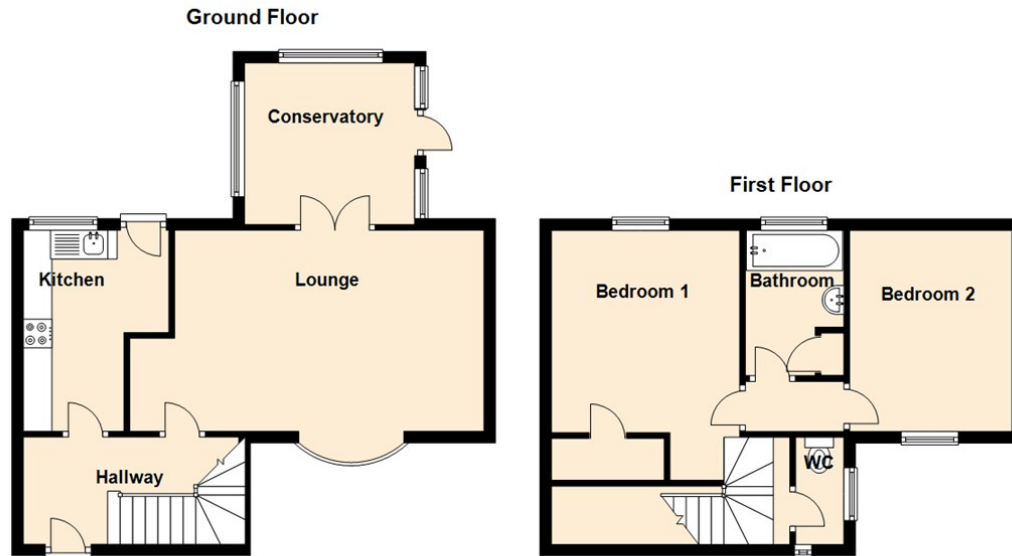
Lounge 20'7" x 11'10" (6.29 x 3.63)

Kitchen 11'8" x 8'4" (3.58 x 2.55)

Conservatory 9'0" x 9'8" ( 2.75 x 2.97)

Bedroom One 10'9" x 15'0" (3.30 x 4.59)

Bedroom Two 11'2" x 11'11" (3.41 x 3.65)



## 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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.janforsterstates.com](http://www.janforsterstates.com)

