





- Semi Detached
- Conservatory
- Transport Links Nearby
- Open Plan
- Garage
- Three Bedrooms
- Popular Location
- Well Presented
- Utility Room
- Council Tax Band *A*





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

Jan Forster Estates welcome to the market this spacious well presented three bedroom semi detached property. Located within a popular residential part of Burnopfield, the property will appeal to a variety of buyers. Close to excellent transport links and local amenities.

Internally the property briefly comprises to the ground floor; conservatory, hallway, lounge with French doors to a modern kitchen dining room which offers wall and floor units integrated hob and eye level oven along with French doors to the rear garden. There is also a handy utility room and access to the garage. To the first floor there are three good sized bedrooms and a family bathroom WC. The property further benefits from gas central heating and double glazing. Externally there is a low maintenance garden to the rear and a garden to the front.

Viewings come highly recommended so to appreciate the accommodation on offer. For more information please call our Gateshead branch on 0191 487 0800.

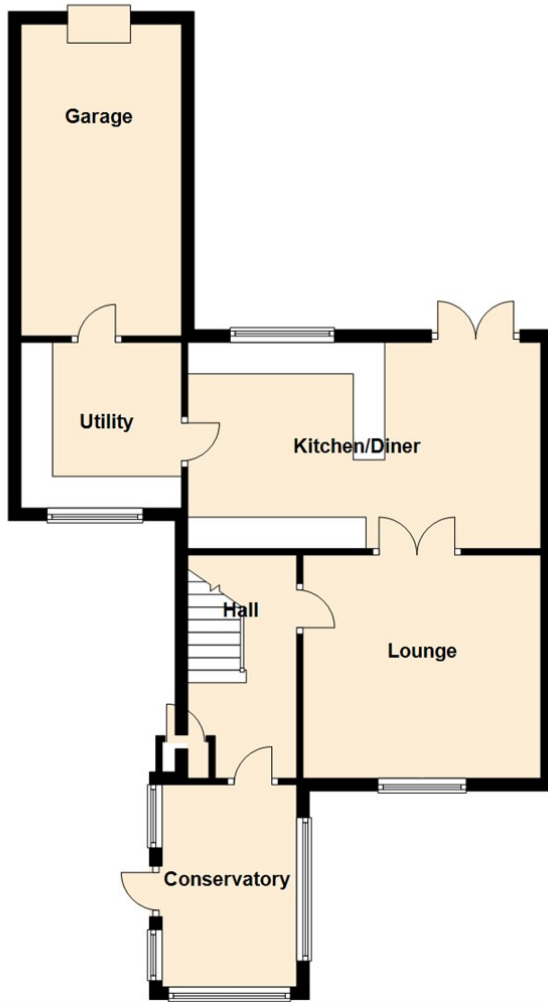
Tenure

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

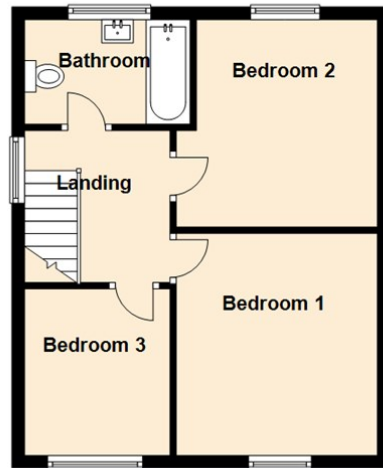
Council Tax band *A*.



Ground Floor



First Floor



Lounge 11'7" x 11'6" (3.55 x 3.52)

Kitchen Dining Room 10'7" x 17'10" (3.23 x 5.44)

Utility Room 8'4" x 8'6" (2.56 x 2.61)

Bedroom One 11'7" x 11'10" (3.55 x 3.62)

Bedroom Two 11'6" x 10'7" (3.53 x 3.24)

Bedroom Three 8'9" x 7'8" (2.69 x 2.34)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(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	

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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

