





- Semi-Detached
- Extended Home
- Open Plan Area
- Three Bedrooms
- Transport Links
- Immaculately Presented
- Popular Location
- Two Reception Rooms
- Charming Gardens
- Council Tax Band *D*





Jan Forster Estates welcome to the market this stunning extended three bedroom semi-detached house. Located within a desirable residential area, the property benefits from a wide range of local facilities and public transport links nearby, including the Metro service into Newcastle city centre and Gateshead.

This beautiful home will appeal to a variety of buyers and briefly comprises to the ground floor; hallway with storage, lounge with feature bay window, modern open plan kitchen/family room/dining area with lantern windows and French doors opening to the charming rear garden, handy utility and a downstairs WC. To the first floor there are three good-sized bedrooms and a modern four-piece family bathroom with a stand-alone bath and a walk-in shower. The property also benefits from gas central heating and double glazing. Externally, there is an easy to maintain garden to the front with a driveway and an attached garage, as well as a beautiful garden to the rear with patio and lawn areas.

Early viewings come recommended to appreciate the accommodation on offer. To arrange yours or for more information, please, call our Gateshead office on 0191 487 0800.

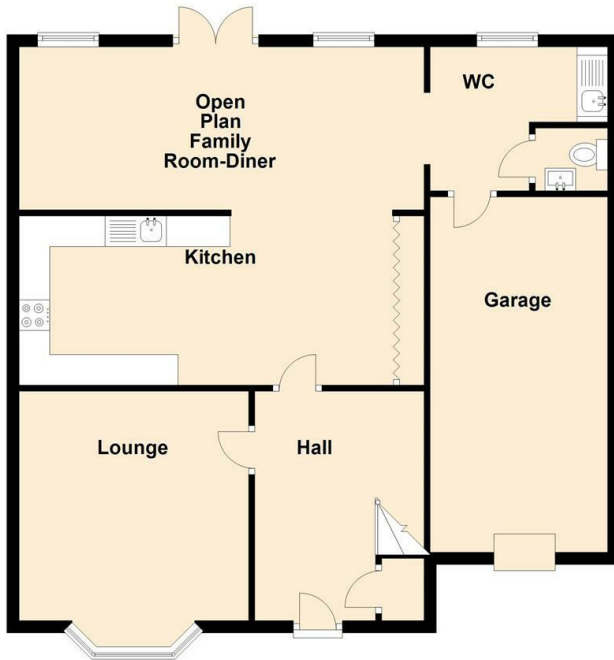
Tenure

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

Council Tax band *D*



Ground Floor



First Floor



Lounge 13'5" x 10'5" (4.09 x 3.18)

Kitchen 23'4" x 7'11" (7.13 x 2.43)

Family Room 21'0" x 8'6" (6.41 x 2.60)

Utility 9'2" x 7'5" (2.81 x 2.27)

Bedroom One 12'0" x 11'7" (3.67 x 3.54)

Bedroom Two 12'0" x 8'11" (3.67 x 2.72)

Bedroom Three 11'3" x 8'8" (3.44 x 2.65)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(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.



www.janforsterstates.com

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

