





- Semi Detached House
- Gardens to Front & Rear
- Utility Room
- Office Space
- Close To Local Amenities
- Three/Four Bedrooms
- Ample Storage
- Sun Room
- Sought After Location
- Good Transport Links





\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/makH6M\\_NgsY](https://youtu.be/makH6M_NgsY)

Jan Forster Estates are delighted to welcome to the market this beautifully presented three/four bedroom semi detached family home in a highly sought after area of Low Fell, Gateshead. The property will appeal to a variety of buyers and is close to many local amenities, good transport links and well regarded schools.

The property which has been tastefully improved briefly comprises:- Entrance hall, office/bedroom, lounge, open plan kitchen dining room with fitted wall and floor units and breakfast bar, utility room, and sun room giving access to the rear garden. To the first floor, there are three good-sized bedrooms and a three piece family bathroom WC with shower over the bath.

Externally, there is a gated garden to the front with lawns and to the rear a lovely Southerly-facing garden with patio, lawned and decking areas; an ideal space for entertaining during those long summer nights. There is also a single garage in a nearby block.

This really is a property that must be seen to appreciate the accommodation on offer. For more information and to book your viewing, please contact our sales team on 0191 487 0800.

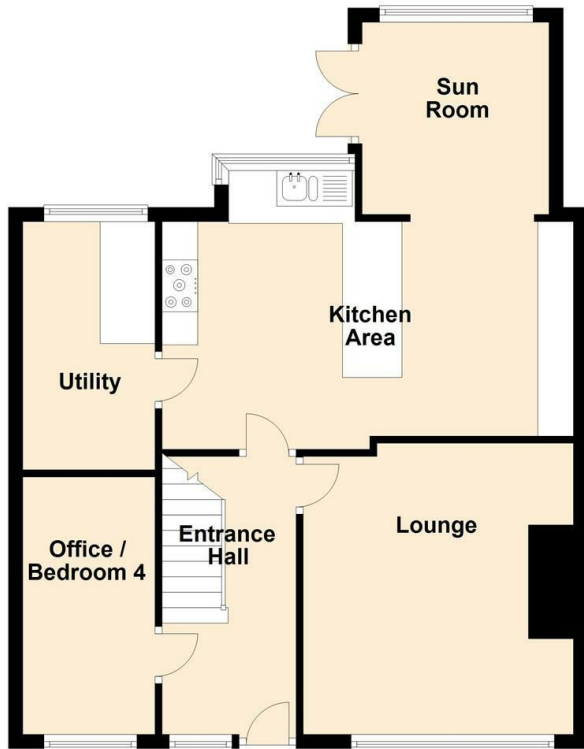
#### Tenure

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

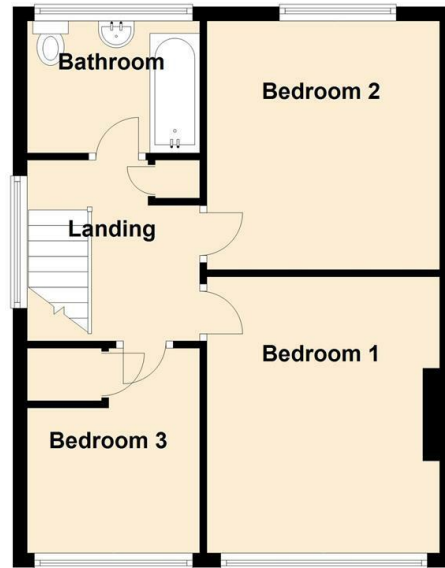
Council Tax band \*C\*



Ground Floor



First Floor



- Lounge 12'2" x 13'1" (3.73 x 4.01)
- Kitchen 18'11" x 10'3" (5.77 x 3.13)
- Sun Room 8'9" x 8'7" (2.68 x 2.63)
- Office/Bedroom Four 10'4" x 6'1" (3.17 x 1.87)
- Bedroom One 10'8" x 12'1" (3.26 x 3.69)
- Bedroom Two 10'9" x 11'0" (3.28 x 3.36)
- Bedroom Three 9'1" x 7'11" (2.78 x 2.42)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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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