





- Freehold
- Corner Plot
- Coastal Location
- Spacious
- Local Amenities
- Dorma Bungalow
- Conservatory
- Three Bedrooms
- No Upper Chain
- Gardens





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

Jan Forster Estates welcome this beautiful extended, three bedroom semi-detached Dorma bungalow, that must be viewed to appreciate the standard of accommodation on offer. The property is offered for sale with the benefit of no upper chain.

Positioned on a generous corner plot in a cul-de-sac, within the popular South Bents development, the property is close to the beautiful coastline at Seaburn, along with a variety of local pubs and restaurants. There are also excellent transport links nearby offering access across the region.

Internally the property briefly comprises to the ground floor; entrance porch, hallway, modern fitted kitchen with centre island and French doors leading to the conservatory, spacious lounge with French doors to the secluded low maintenance rear garden, dining room with feature walk-in bay window, bedroom three and a four piece family bathroom with walk-in shower. To the first floor the property offers two double bedrooms; the main with en suite facilities and storage, along with feature French doors with uninterrupted rear aspect views. The property further benefits from gas central heating and double glazing. Externally there is a block paved driveway to the front offering parking for a number of cars and generous gardens to both the side and rear.

Early viewings come highly recommended. 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 \*D\*.

The owner is a relative of an employee of Jan Forster Estates and therefore in accordance with the Estate Agents Act 1979 and other legislation is considered to be an Estate Agent by association and we are making this disclosure to avoid any potential conflict of interests.



- Lounge 23'7" x 11'10" (7.19 x 3.62)
- Kitchen 10'10" x 13'10" (3.32 x 4.23)
- Dining Room 11'10" x 13'1" (3.62 x 3.99)
- Conservatory 8'1" x 25'0" (2.47 x 7.63)
- Bedroom Three 11'9" x 10'11" (3.60 x 3.33)
- Bedroom One 11'8" x 12'0" (3.57 x 3.66)
- Bedroom Two 12'0" x 10'9" (3.66 x 3.30)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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

### 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](http://www.janforsterestates.com)

