





- Terraced House
- Garden
- Ground Floor WC
- Stylish Interior
- Close To Local Amenities
- Three Bedrooms
- Allocated Parking
- Ample Storage
- Sought After Location
- Good Transport Links





** Video Tour on our YouTube Channel |
<https://youtu.be/1s9nbFdZpZ8> **

Jan Forster Estates are delighted to welcome to the market this charming three bedroom mid terrace property located within a popular residential area. The property will appeal to a variety of buyers and is situated close to local amenities, Gateshead Metro Centre and excellent transport links for those looking to commute.

Briefly comprising:- entrance hallway, ground floor WC, kitchen with fitted wall and floor units, and spacious lounge with storage cupboards and French doors leading to the rear garden. To the first floor there are three good sized bedrooms; the main with built in storage and a three piece family bathroom WC. The property benefits from gas central heating and double glazing. Externally there is an easily maintainable garden to the rear and allocated parking.

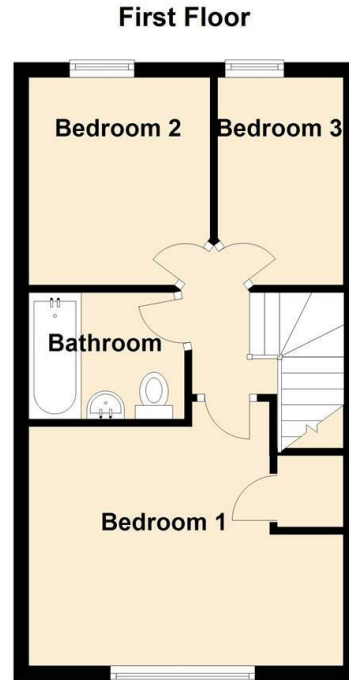
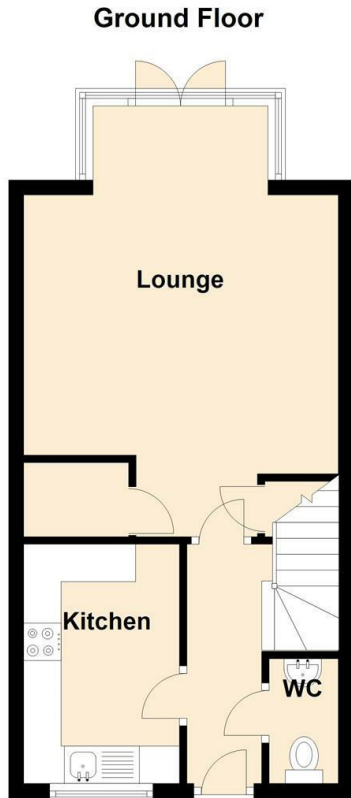
Early viewings come highly recommended. For more information and to book your viewing please call 0191 487 0800.

Tenure

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

Council Tax band *B*





Lounge 13'8" x 19'1" (4.19 x 5.84)

Kitchen 9'8" x 6'9" (2.96 x 2.07)

Bedroom One 10'9" x 13'9" (3.30 x 4.21)

Bedroom Two 7'6" x 9'6" (2.30 x 2.91)

Bedroom Three 9'4" x 5'11" (2.85 x 1.81)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | 97 |
| (92 plus) A | | |
| (81-91) B | 84 | |
| (69-80) C | | |
| (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

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www.janforsterestates.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

