





- Popular Location
- Three Bedrooms
- Off Street Parking
- Gas Central Heating
- Viewing Recommended
- No Upper Chain
- Front Garden & Rear Yard
- Close To Amenities
- Double Glazing
- Call For More Information





** Video Tour on our YouTube Channel |
<https://youtu.be/86uOGVTheY8> **

Jan Forster Estates welcome to the market this well presented three-bedroom, terraced family home, positioned on a pedestrianised street in an excellent location. The property is close to a fantastic range of amenities and transport links including Dunston train station and is offered for sale with the benefit of no upper chain.

Internally the property briefly comprises to the ground floor: - entrance hallway, bright and airy lounge through dining room with bay window and a kitchen with fitted wall and floor units, integrated oven and hob and access to the rear. 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.

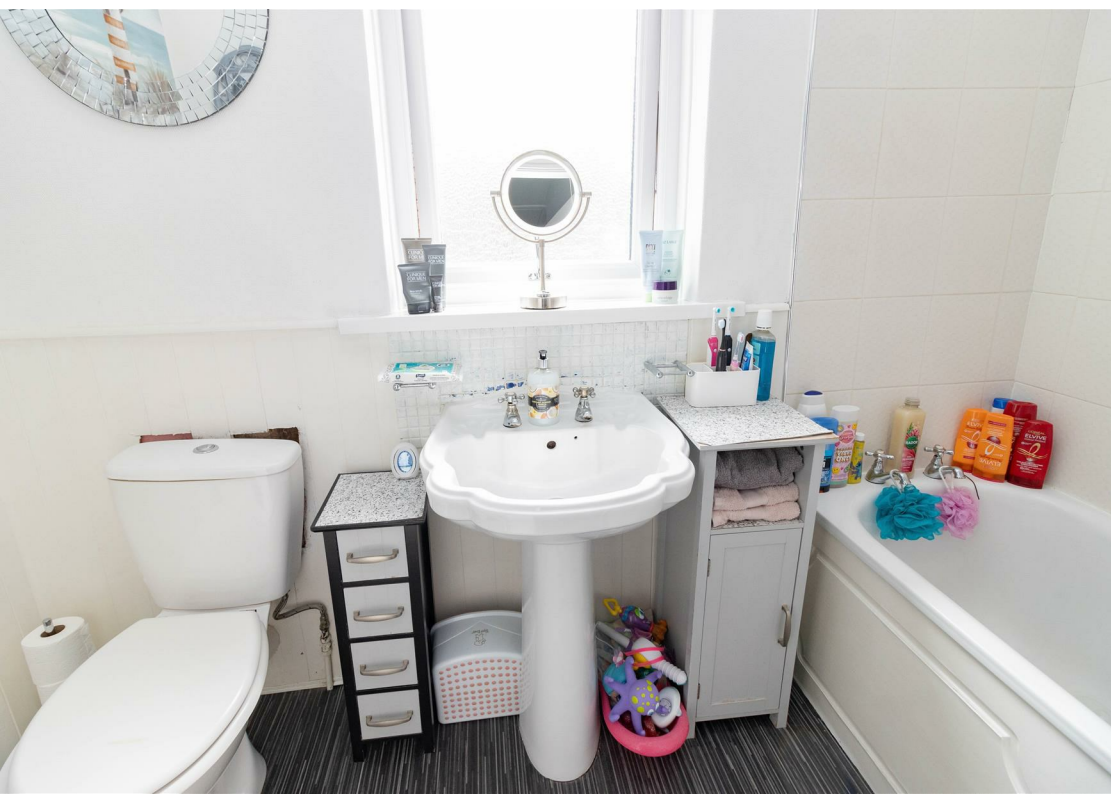
Externally there is a low maintenance garden to the front and there is a yard to the rear.

Early viewings come highly recommended. For more information please call our Gateshead branch on 0191 487 0800.

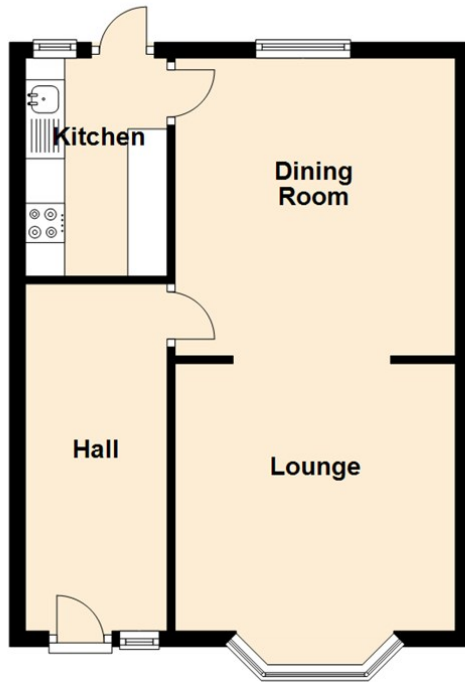
Tenure

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

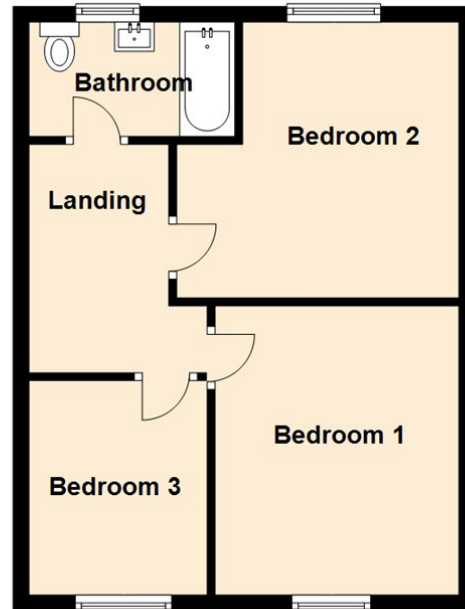
Council Tax band *A*.



Ground Floor



First Floor



Lounge 10'11" x 11'7" (3.35 x 3.54)

Kitchen 5'11" x 9'0" (1.82 x 2.75)

Dining Room 12'4" x 11'7" (3.78 x 3.54)

Bedroom One 10'4" x 12'2" (3.15 x 3.72)

Bedroom Two 11'10" x 11'5" (3.62 x 3.50)

Bedroom Three 8'11" x 7'4" (2.73 x 2.25)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (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

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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

