







3 2 1

- Corner Plot
- Semi Detached
- Attached Garage
- Council Tax Band \*C\*
- Call for more Information
- Modern Decor
- Three Bedrooms
- Freehold
- Viewing Reommended
- Video Tour Available







\*\* Video Tour on Our YouTube Channel |  
<https://youtu.be/TDVTxyWvMW0> \*\*

Jan Forster estates welcome to the market this modern and well-presented three-bedroom semi-detached property. Positioned on a fantastic corner plot and located within a popular residential area. Close to a good range of local amenities, transport links and only a short walk to Saltwell Park.

Internally the property briefly comprises to the ground floor: - entrance hallway, lounge with inset log burner, dining room, modern kitchen with fitted appliances and utility room with door to the garage and rear garden access. To the first floor there are three bedrooms, a modern family bathroom and a separate WC. The property further benefits from gas central heating and double glazing.

Externally there are mature, well stocked gardens to the front, side, and rear along with a driveway leading to the attached garage.

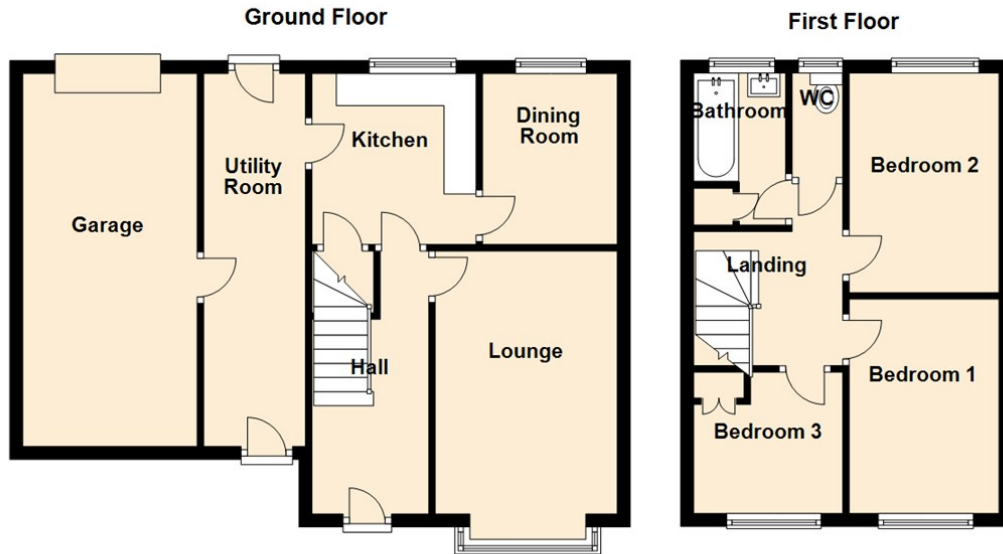
This property will appeal to a variety of buyers and early viewings come highly recommended. Please call 0191 487 0800 for more information.

#### Tenure

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

Council Tax band \*C\*.





Lounge 14'10" x 12'4" (4.53 x 3.78)

Dining Room 9'10" x 9'10" (3.01 x 3.01)

Kitchen 9'10" x 8'7" (3.01 x 2.63)

Utility Room 5'6" x 18'5" (1.68 x 5.63)

Bedroom One 10'4" x 12'10" (3.16 x 3.93)

Bedroom Two 10'4" x 12'0" (3.16 x 3.68)

Bedroom Three 8'10" x 8'4" (2.71 x 2.55)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>73</b>	
(69-80) <b>C</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

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.janforsterestates.com](http://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

