





- Detached Home
- Beautifully Presented
- Smart House Features
- Wrap-Around Gardens
- Local Facilities
- Generous Plot
- Open Plan Living Area
- Three Bedrooms
- Freehold Interest
- Public Transport Links





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

Jan Forster Estates welcome to the market this stunning detached family home, positioned in a desirable area in Gateshead. The property is close to a range of local facilities, with more amenities available in Newcastle city centre, which could be accessed via regular public transport routes.

The property, which is immaculately presented throughout, briefly comprises to the ground floor;- hallway, very generous open plan living space- well appointed kitchen with an island and a dining area, as well as a lounge with bi-folding doors that lead to the rear gardens. There is also a utility room and a handy downstairs WC. Off the landing to the first floor, you are presented with three good-sized bedrooms- one of them with a walk-in closet, and a modern four-piece family bathroom with a stand-alone bath. The property further benefits from fitted wardrobes, smart home features, boarded loft with electricity and two Velux windows, as well as beautiful views across the Tyne.



Externally, there is a substantial driveway offering off-street parking for multiple vehicles. There are also stunning private South-facing wrap-around gardens with lawned, decking and terrace areas- ideal for entertainment and alfresco dining during the long summer nights, as well as mature planting and trees. There is also a handy garden room that offers extra lounging space.

For more information and to arrange a viewing, please, call our Gateshead office on 0191 487 0800.

#### Tenure

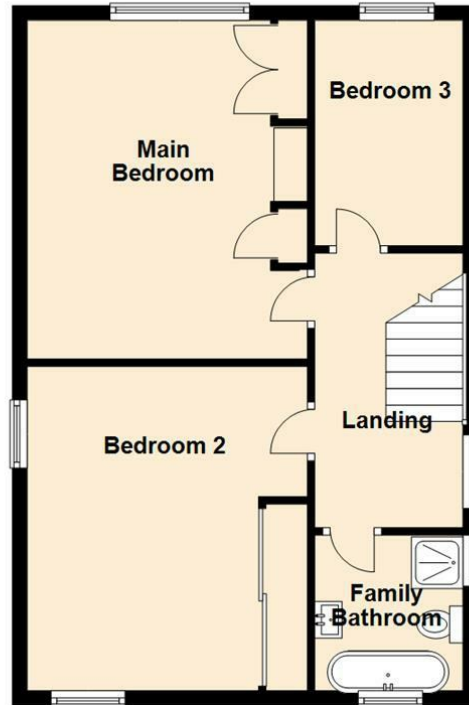
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*

Ground Floor



First Floor



Lounge-Kitchen 29'10" x 10'2" (9.11 x 3.1)

Bedroom One 15'1" x 12'5" (4.60 x 3.81)

Bedroom Two 14'5" x 12'5" (4.41 x 3.81)

Bedroom Three 10'0" x 6'7" (3.06 x 2.01)

Utility 7'10" x 6'7" (2.40 x 2.01)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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

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