





- Popular Location
- End Of Terrace
- Three Bedrooms
- Off Street Parking
- Gas Central Heating
- Double Glazing
- Close To Amenities
- Council Tax Band \*C\*
- Viewing Recommended
- Call For More Information





Jan Forster Estates are delighted to welcome to the market this, three-bedroom, end of terrace home.

Located within a desirable residential area, close to excellent local amenities and transport links, the property will appeal to investors as is currently rented.

Internally the property briefly comprises to the ground floor: - entrance hallway, spacious lounge, and a kitchen dining room with a range of fitted units, an integrated oven and hob and access to the rear. To the first floor there are three bedrooms a bathroom and separate w.c. The property further benefits from gas central heating and double glazing.

Externally there is a garden to the front and a driveway for off street parking. There is also a garden to the rear with a patio area and lawn.

#### Tenure

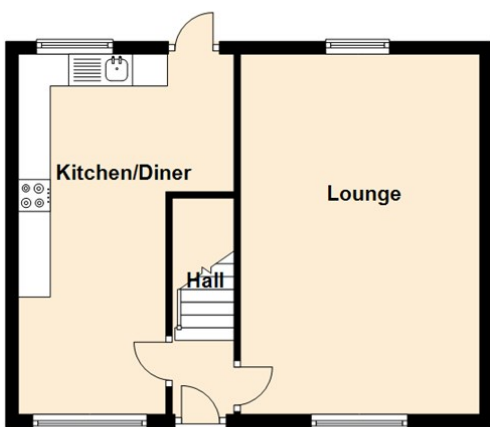
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

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

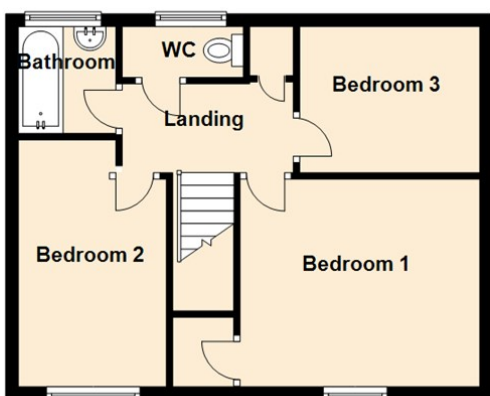
Council Tax band \*C\*



Ground Floor



First Floor



## The difference between house and home

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Lounge 18'6" x 11'11" (5.65 x 3.65)

Kitchen 11'1" x 17'5" (3.38 x 5.33)

Bedroom One 12'1" x 11'11" (3.70 x 3.64)

Bedroom Two 12'1" x 7'10" (3.70 x 2.40)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

0191 236 2680



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