







3



2



1

- Semi-Detached House
- Available Now
- Offered Unfurnished
- Pet Friendly
- Three Bedrooms
- Garden
- Desirable Area
- Local Amenities
- Transport Links
- Council Tax Band: C





THREE BEDROOMS | UNFURNISHED | AVAILABLE NOW | INITIAL 12 MONTH TENANCY

Jan Forster Estates are delighted to bring to the rental market this three-bedroom, semi-detached house in a desirable area in High Heaton.

This charming family home enjoys an enviable position in a well-regarded residential area, ideally located close to the Freeman Hospital and a variety of local shops, making it an excellent choice for both families and professionals. The property also benefits from outstanding transport connections, providing quick and easy access throughout the city and beyond. Conveniently, the Metro station is within walking distance, offering a hassle-free commute and superb access to nearby amenities.

The house occupies a generous corner plot and briefly comprises: an entrance hallway with a useful storage cupboard, a lounge with a bay window, a dining room, a kitchen fitted with wall and base units and an integrated oven and hob, a practical utility area, a bathroom with shower over the bath and a separate WC. There are also three well-proportioned bedrooms- the main one benefitting from a bay window and built-in wardrobes. Externally, the property enjoys attractive wrap-around gardens to the front, side, and rear, stocked with a variety of plants and shrubs.

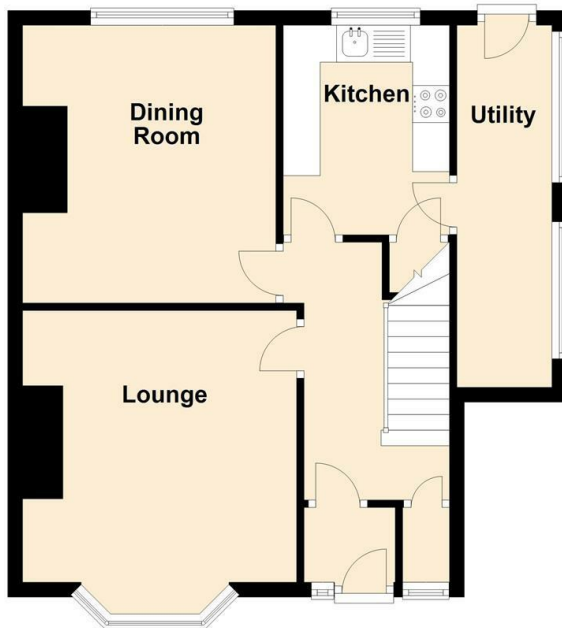
For more information and to book a viewing, please, call our High Heaton team on 0191 270 1122.

Council Tax Band: C





Ground Floor



First Floor



## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070

