



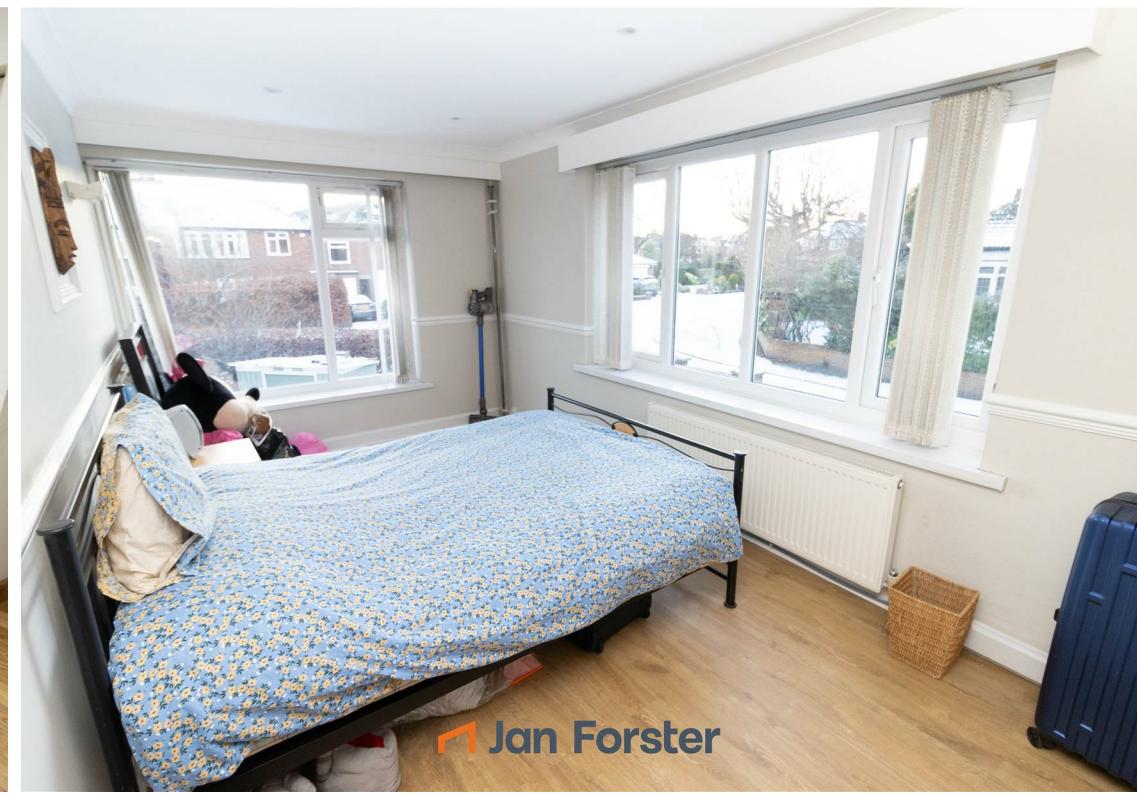
 **Jan Forster**

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Brackenside | Melton Park | Newcastle Upon Tyne | NE3 5QA  
Price £575,000



- Semi-Detached House
- Well-Presented
- Front, Side & Rear Gardens
- Sought-After Area
- Transport Links
- Corner Plot
- Five Bedrooms
- Driveway + Garage
- Local Facilities
- Council Tax Band: E





Jan Forster Estates are delighted to welcome to the sale market this substantial, semi-detached house, positioned on a corner plot on the highly sought-after Brackenside in Melton Park.

The area offers an excellent range of local amenities, including highly regarded schools, convenience shops, a post office, a pharmacy, and leisure facilities. Nature enthusiasts can also enjoy the nearby Gosforth Nature Reserve, which provides picturesque walking trails and opportunities to explore the countryside. Further amenities and attractions can be found in Gosforth and Newcastle, both easily accessible via regular public transport links and the A1 motorway.

The accommodation briefly comprises: an inviting entrance lobby leading into a welcoming hallway, providing access to three generous reception rooms that offer flexible living and entertaining space. The well-appointed kitchen is fitted with a range of units and provides ample space for dining, making it the heart of the home. To the first floor, there are five well-proportioned bedrooms, each benefitting from good natural light and offering comfortable family accommodation. The property also features two family bathrooms- both with WCs, designed to serve the needs of a busy household.

Externally, the property boasts charming gardens to the front, side and rear with lawn and patio areas, creating the perfect space for outdoor entertainment and alfresco dining during the long summer days. There is also an attached double garage, which has been converted into a single one, with the rest of the space utilised as a family room, as well as a double driveway providing off-street parking.

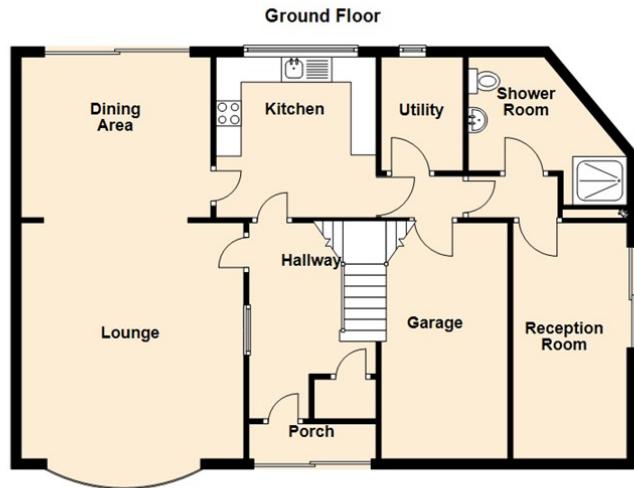
This impressive home combines space, functionality, and potential, making it ideal for growing families. To book a viewing, please call our sales team on 0191 236 2070.

#### Tenure

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

Council Tax Band: E





## The difference between house and home

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Lounge 15'5" x 14'0" (4.70 x 4.29)

Kitchen 8'4" x 10'11" (2.55 x 3.35)

Dining Room 11'1" x 10'1" (3.40 x 3.09)

Reception Room 15'4" x 7'11" (4.69 x 2.42)

Bedroom One 14'2" x 11'5" (4.32 x 3.49)

Bedroom Two 13'3" x 11'5" (4.04 x 3.50)

Bedroom Three 16'8" x 8'3" (5.09 x 2.53)

Bedroom Four 8'0" x 13'2" (2.44 x 4.02)

Bedroom Five 7'6" x 9'1" (2.31 x 2.78)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Contact Us: 0191 236 2070



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