



 **Jan Forster**

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Gofton Walk | West Denton | Newcastle Upon Tyne | NE5 2PP  
Price £129,950



- Popular Location
- Three Bedrooms
- Ground Floor WC
- Great Starter Home
- Viewing Recommended
- No Upper Chain
- Two Reception Rooms
- Rear Yard
- Freehold
- Call For More Information





This attractive three-bedroom mid-link home is pleasantly positioned on Gofton Walk in the popular West Denton area and is offered for sale with the benefit of no upper chain. Well suited to a broad range of buyers, the property will appeal equally to first-time purchasers, couples, and growing families seeking a well-located and practical home.

The location is a particular highlight, offering excellent access to a wide range of local amenities. West Denton Retail Park is within easy walking distance and provides a variety of shops and services, while several well-regarded schools nearby make this an ideal choice for families. For those who enjoy outdoor activities, there are local parks and recreational facilities close at hand. The area is also well served by transport links, including regular bus services and convenient access to the A1 motorway, allowing straightforward travel to Newcastle city centre and surrounding areas.

Internally, the property is well presented and thoughtfully arranged. The welcoming entrance hallway provides access to a convenient ground-floor WC and useful storage. The bright and spacious lounge offers a comfortable living area, while the fitted kitchen includes a range of wall and floor units providing ample storage and worktop space. A separate dining room enjoys access to the rear garden, making it ideal for everyday family life and entertaining. To the first floor, there are three well-proportioned bedrooms alongside a family shower room with WC. Further benefits include electric heating and double glazing throughout.

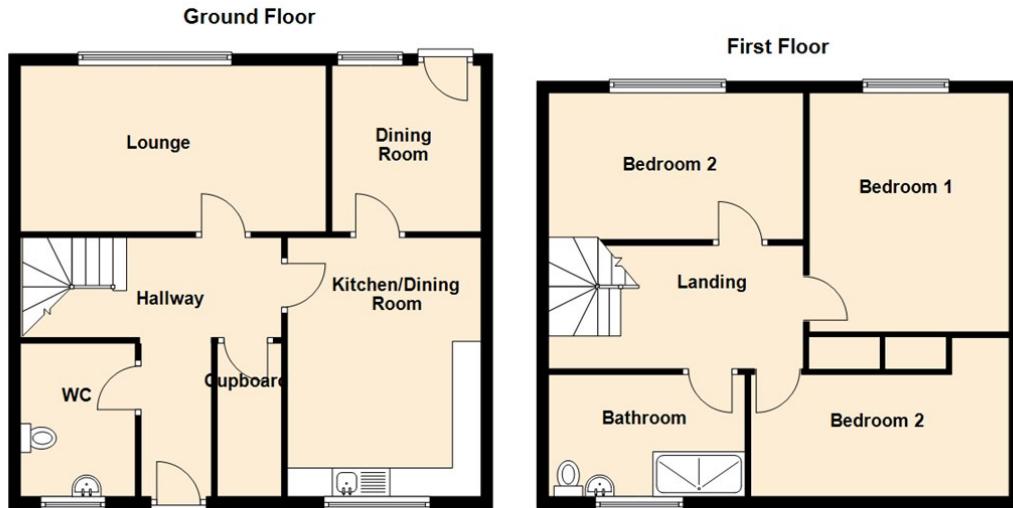
Externally, the property features an easy-to-maintain garden to the front, while to the rear there is a private yard, offering low-maintenance outdoor space.

For further information or to arrange a viewing, please contact our team on 0191 236 2070.

The agent understands the property to be leasehold; however, this should be confirmed by a licensed legal representative.

Council Tax Band: A





## The difference between house and home

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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 



[www.janforsterestates.com](http://www.janforsterestates.com)

Contact Us: 0191 236 2070

