





- Extended Home
- Four Bedrooms
- Fantastic Location
- Freehold Property
- Priced Accordingly
- Semi Detached
- No Onward Chain
- Generous Living Space
- Open Aspect To The Rear
- Council Tax Band *D*





Positioned in this charming cul-de-sac, the opportunity for the buyer looking for a large family home which is in need of renovation, but offers huge potential is now available.

This property; which has been valued taking into account the updating costs, briefly comprises to the ground floor:- entrance porch with a separate WC, hall, living room with an open plan dining area, extended kitchen with breakfast area and a generous conservatory. To the first floor you are presented with four bedrooms; two with fitted wardrobes and one which leads into a study, and there is a family bathroom WC with three piece suite and shower over the bath. Externally there is an easy to maintain garden to the front and drive leading to the integral garage. To the rear there is a lovely paved garden with raised planters, and the garden backs onto Fox Hunters playing fields.

The location of this property is without doubt extremely central and you are within easy striking distance of most Tyneside attractions. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well-regarded schools.

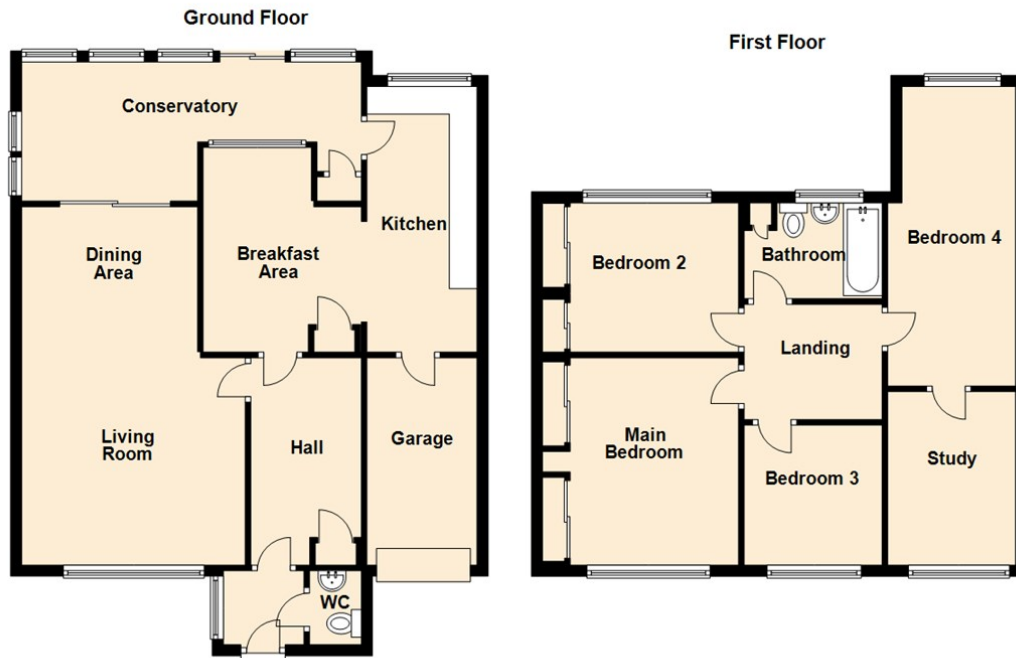


Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coast line. The best way to get a feel for this home is to view. Please call our Tynemouth office on 0191 257 2000 for more information.

Tenure

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

Council Tax band *D*



- Living Room 12'3" x 13'3" (3.75 x 4.04)
- Dining Area 8'7" x 10'5" (2.63 x 3.18)
- Kitchen 15'8" x 6'6" (4.80 x 1.99)
- Breakfast Area 12'1" x 9'4" (3.69 x 2.86)
- Main Bedroom 12'9" x 11'8" (3.91 x 3.57)
- Bedroom Two 8'10" x 11'7" (2.70 x 3.55)
- Bedroom Three 8'3" x 8'2" (2.53 x 2.50)
- Bedroom Four 17'9" x 7'6" (5.42 x 2.31)
- Study 10'3" x 7'6" (3.14 x 2.31)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Gosforth 0191 236 2070
Newcastle 0191 284 4050
High Heaton 0191 270 1122
Tynemouth 0191 257 2000
Low Fell 0191 487 0800
Property Management Centre 0191 236 2680



www.janforsterestates.com

