



Jan Forster  
FOR SALE

 Jan Forster

Queensway | | Tynemouth | NE30 4NB  
Offers In Excess Of £625,000



- Exclusive Street In Tynemouth • Substantial Family Home
- Four Bedrooms
- Gas Central Heating
- Lovely Sunny Garden
- Modern Bathrooms
- No Onward Chain
- Freehold Property
- Great For Kings School
- Call For More Information





\*\* Video Tours on our YouTube Channel | <https://youtu.be/6WkXpEsALpc> \*\*

This lovingly maintained and extended traditional semi-detached house will make the perfect home for the buyer seeking a warm and welcoming home in a great residential location. The house is in need of some modernisation and this has been taken into account at the point of appraisal.

The 1930's house is offered for sale with the benefit of no onward chain and briefly comprises:- entrance storm porch, hall with storage, extended living room with double doors leading to the rear garden, dining room with bay window to the front, extended kitchen area, utility section and a very handy ground floor WC shower room. On the first floor you are presented with a newly updated family bathroom, and four bedrooms; one with a recently fitted shower room with WC. Externally there is a single garage with a drive and delightful gardens to the front and the rear.

This enviable location is within walking distance of Long Sands Beach and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. There are good links to public transport facilities including prime bus routes and the Metro service. The A1058 Coast Road is close by so you have a direct route to Newcastle City Centre. 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. This can be done by calling our sales office on 0191 257 2000.

#### 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 21'1" x 13'2" (6.44 x 4.02)
- Dining Room 12'4" x 13'2" (3.77 x 4.02)
- Kitchen 16'9" x 10'2" (5.11 x 3.11)
- Main Bedroom 12'5" x 12'0" (3.79 x 3.68)
- Bedroom Two 12'4" x 12'0" (3.76 x 3.68)
- Bedroom Three 8'2" x 8'2" (2.51 x 2.50)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	77
(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	

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

