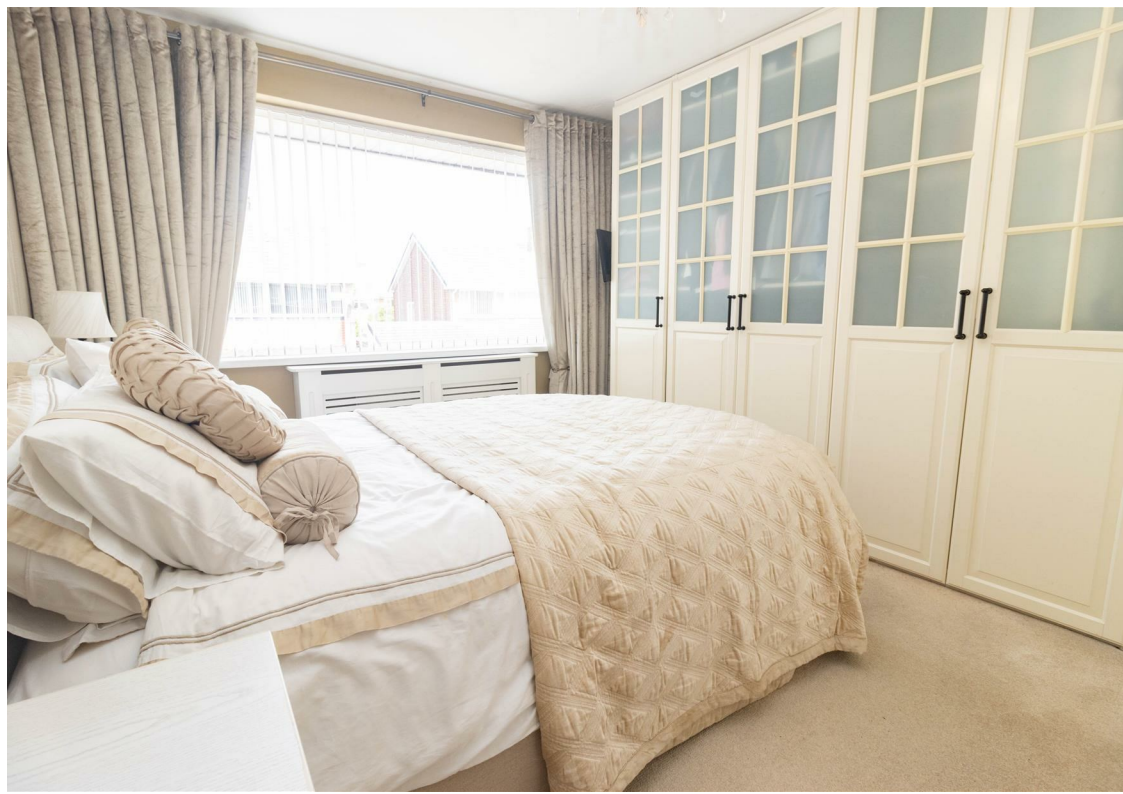




Jan Forster
0191 257 2000
FOR SALE



- Popular Location
- Four Bedrooms
- Perfect Family Home
- Freehold
- Bedroom With Mezzanine Area
- Semi Detached Home
- Two Bathrooms
- Generous Living Space
- Council Tax Band *C*
- Call For More Information





**** Video Tour on our YouTube Channel |<https://youtu.be/qNFhVsGAHDA> ****

This well presented semi-detached, four-bedroom house is positioned in a highly sought after area and would be ideal for the growing family.

Internally the property briefly comprises to the ground floor:- entrance porch and hallway, playroom/office, bright and airy lounge and a fabulous, extended, open plan kitchen dining/family room with fitted units, centre island, bi-folding door access to the garden, French door garden access from the dining area, and featuring a wood burning stove and Velux windows. To the first floor there are four good sized bedrooms, three with fitted wardrobes and bedroom four with spiral stairs leading to a mezzanine area. There is a contemporary family bathroom WC and a shower room WC. The property further benefits from gas central heating and double glazing.

Externally there is a paved driveway to the front for off street parking and there is a charming rear garden with a decked patio area and an artificial lawn having a south westerly aspect.

The location of this property is without doubt extremely central, and you are within easy striking distance of a variety of 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 the beach or Newcastle City Centre. There are useful links to public transport facilities which include prime bus routes. For the growing family, the property is in a convenient location for access to very well-regarded schools.

For more information on this stunning home and to book a viewing please call our Coastal team 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 *C*.





Living Room 13'9" x 13'6" (4.20 x 4.12)

Play Room 13'2" x 7'4" (4.03 x 2.24)

Family Room 8'10" x 24'5" (2.70 x 7.46)

Main Bedroom 13'9" x 11'1" (4.20 x 3.40)

Bedroom Two 10'0" x 11'1" (3.07 x 3.40)

Bedroom Three 15'5" x 7'8" (4.70 x 2.36)

Bedroom Four 12'5" x 8'5" (3.79 x 2.58)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(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	

The difference between house and home

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