







- Sought After Location
- Semi Detached
- Ideal Family Home
- Freehold
- Viewing Recommended
- Superbly Presented
- Three Bedrooms
- Extensive Rear Garden
- Council Tax Band \*B\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | [https://youtu.be/EiC\\_J3WqZfA](https://youtu.be/EiC_J3WqZfA) \*\***

This superbly presented, three-bedroom semi-detached home will make a great purchase for the buyer seeking a family home

The property is positioned in an extremely desirable residential area and briefly comprises to the ground floor: - entrance hall, spacious dining room with a box bay window, leading through to bright and airy lounge with sliding doors opening to the rear garden and fireplace housing multi fuel stove. There is also a modern fitted kitchen with wall and floor units, complementing work surfaces and integrated appliances. To the first floor there are three good-sized bedrooms and there is a family bathroom WC with shower over the bath. The property further benefits from gas central heating, double glazing and a new roof. There is also a boarded loft with retractable ladder, Velux window and power.

Externally there is a block paved driveway to the front for off street parking and there is a beautiful 120 ft rear southwest facing garden backing onto open fields. There is a patio, decked area and ponds, generous lawn, with well stocked borders. A perfect space to relax with the family or for entertaining guests in the warmer months.

This part of the region is very sought-after. It is central to all of your essential needs and close to well-regarded schools, public travel links, local shops, and main motorway networks. You have the best of both worlds and are within easy reach of beautiful beaches which carry blue flag status and are only a short commute from the countryside.

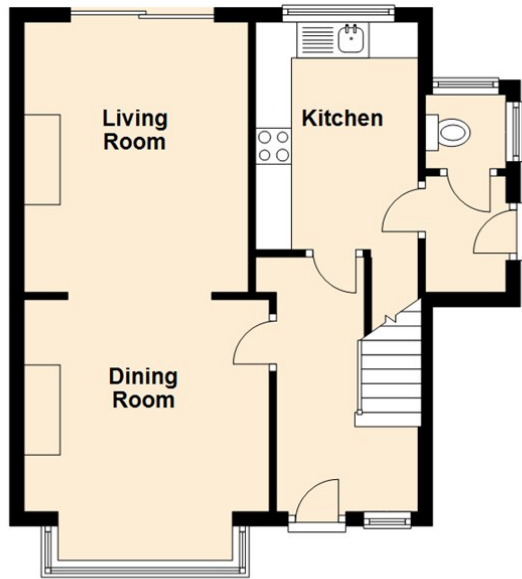
Overall, this home really ticks a lot of boxes. Interested parties are urged to arrange a prompt and essential internal viewing. Please contact our Tynemouth branch on 0191 257 2000 for more information and to book a viewing.

#### Tenure

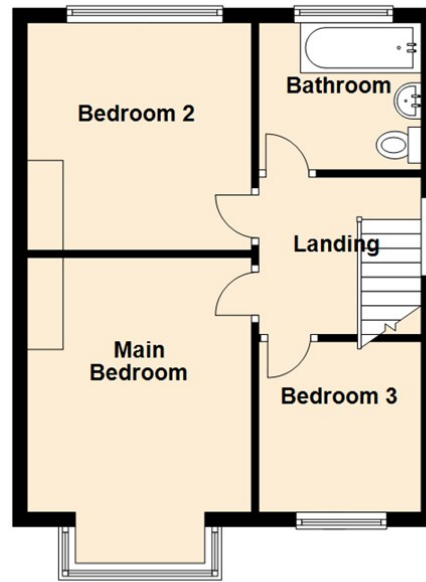
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*.

Ground Floor



First Floor



Living Room 12'4" x 10'2" (3.76 x 3.12)

Dining Room 13'4" x 11'1" (4.08m x 3.40m)

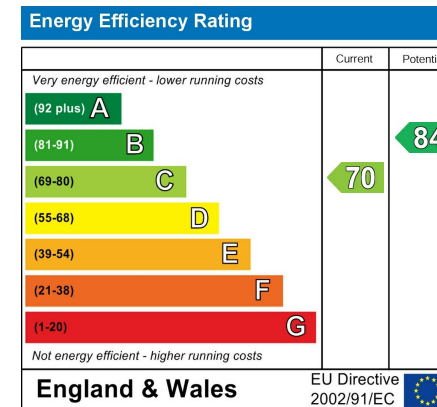
Kitchen 10'4" x 7'4" (3.17 x 2.26)

Main Bedroom 13'4" x 10'2" (4.08m x 3.10m)

Bedroom Two 10'4" x 10'2" (3.17 x 3.12)

Bedroom Three 7'8" x 7'4" (2.36 x 2.26)

Disclaimer



## The difference between house and home

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