





- Great Location
- Semi-Detached Bungalow
- Conservatory
- Spacious Property
- Freehold
- No Onward Chain
- Two Bedrooms
- Driveway and Garage
- Council Tax Band *C*
- Call For More Information





** Video Tour on Our YouTube Channel |
<https://youtu.be/KPubwsarQbE> **

A fabulous opportunity, for the discerning buyer looking to purchase a larger style double fronted, semi-detached bungalow in an excellent residential location. Offered for sale with the benefit of no onward chain.

The property is in need of some cosmetic updating and briefly comprises: - entrance lobby and hallway, bright and airy lounge with bay window, two double bedrooms, the main with fitted wardrobes, dining room with sliding doors to the conservatory, kitchen with access to the garage, shower room WC and a separate WC.

Externally there is a generous block paved garden to the front and side with space for off street parking and leading to the attached garage. There is also a garden to the rear with a decked area and lawn.



The location is very central, and you have easy access to a variety of amenities including shops, schools and public travel links. You also have easy access to beautiful beaches which boast a blue flag status. The Marden Estate is a particularly well regarded and sought-after residential location. Demand for these bungalows remains extremely high and we anticipate a strong response from the market.

Interested parties are urged to arrange a prompt and essential internal viewing of this bungalow. Please call 0191 257 2000 for more information and to arrange a viewing.

Tenure

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

Council Tax band *C*

Ground Floor



- Living Room 13'11" x 14'1" (4.26 x 4.30)
- Dining Room 11'11" x 11'4" (3.64 x 3.46)
- Kitchen 8'7" x 11'9" (2.63 x 3.59)
- Main Bedroom 15'4" x 14'2" (4.69 x 4.33)
- Bedroom Two 15'1" x 9'3" (4.60 x 2.84)

The difference between house and home

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

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



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