





- Semi-Detached House
- Two Bedrooms
- Off-Street Parking
- Gas Central Heating
- Transport Links
- No Upper Chain
- Two Bathrooms
- Double Glazing
- Local Facilities
- Council Tax Band *B*





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

Jan Forster Estates are delighted to welcome to the sale market this beautifully presented semi-detached home. The property is positioned in a great area and is close to local facilities and public transport links to Newcastle city centre and the coast.

The accommodation, which comes with the benefit of no upper chain, briefly comprises;- entrance hallway, spacious lounge-diner with French doors opening onto rear garden, well-appointed kitchen and a handy ground floor WC. Off the landing to the first floor, you are presented with two double bedrooms- the main one with en-suite facility, as well as a family bathroom/WC with a shower head over the bath. The property further benefits from double glazing and gas central heating.

Externally to the front, there is a driveway offering off-street parking and a small lawned garden. To the rear, you can find a charming garden with lawn and patio areas- ideal for entertainment during the long summer days.

Viewings come highly recommended. To arrange yours or for more information, please, call our Tynemouth office on 0191 257 2000.

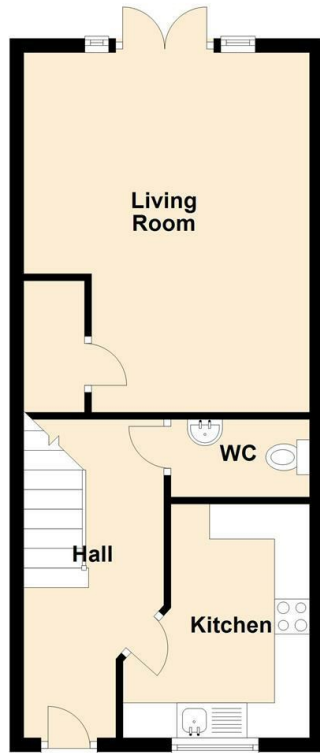
Tenure

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

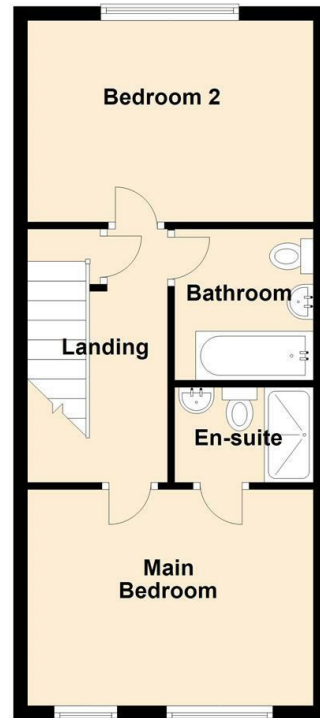
Council Tax band *B*.



Ground Floor



First Floor



Lounge 16'10" x 13'4" (5.14 x 4.08)

Kitchen 10'11" x 8'8" (3.34 x 2.66)

Bedroom One 13'4" x 10'1" (4.08 x 3.09)

Bedroom Two 13'4" x 9'5" (4.08 x 2.88)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A	84	
(81-91) B		
(69-80) C		
(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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