





- Desirable Area
- Spacious Accommodation
- Two En-Suite Facilities
- Detached Garage
- Transport Links
- Detached House
- Four Bedrooms
- Conservatory
- Local Facilities
- Council Tax Band *E*





** Video Tour on our YouTube Channel | <https://youtu.be/4av61LwWrt8>
**

Jan Forster Estates are delighted to welcome to the sale market this beautifully presented modern build detached home, in West Allotment. The property boasts four bedrooms, two en-suite facilities and ample storage throughout, and will appeal to a variety of buyers, including the growing family and those looking to upsize.

This home enjoys a lovely cul-de-sac position in a desirable area and benefits from a great range of local facilities, such as parks and shops, and excellent transport links to the coast and Newcastle city centre via regular bus routes and the metro service.

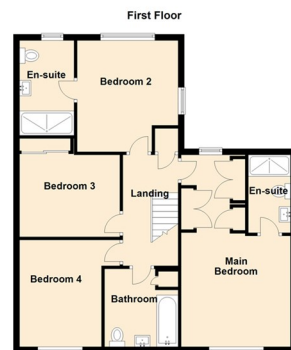
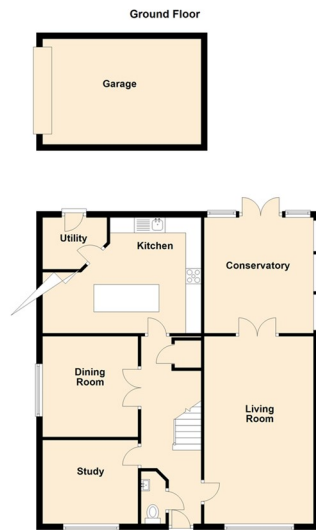
The property briefly comprises to the ground floor: entrance hallway with storage, handy downstairs WC, spacious living room that leads to the sunny conservatory- which benefits from under floor heating, via double doors that open to the lovely rear garden, stunning well-appointed kitchen-diner with an island and integrated appliances and access to the utility which provides further garden entry. There are also a dining room and a study/home office. Off the landing to the first floor, you are presented with four good-sized bedrooms- two of them with en-suite facilities and the main one with a walk-through dressing area, as well as the modern family bathroom WC. The property further benefits from, double glazing and intruder alarm system.

Externally, there is a lawned area to the front and a beautiful wrap-around garden to the side and rear with patio and artificial grass areas, as well as mature shrubs- ideal for entertainment and alfresco dining during the long summer days. The property also boasts a detached double garage with off-street parking, which could be accessed through the rear garden.

For more information and to book a viewing, please, call our Tynemouth team on 0191 257 2000.

Tenure

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



Living Room 19'11" x 11'7" (6.09 x 3.55)

Kitchen 16'10" x 12'4" (5.15 x 3.76)

Dining Room 10'8" x 10'2" (3.27 x 3.10)

Utility 6'10" x 5'6" (2.09 x 1.68)

Study 10'2" x 8'11" (3.10 x 2.72)

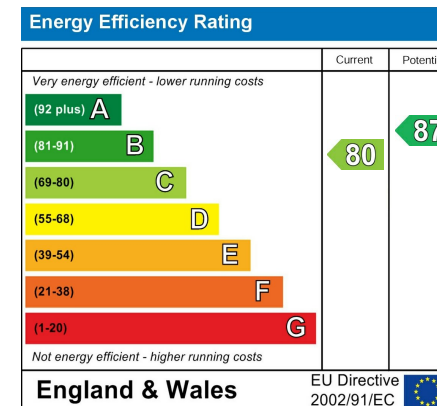
Conservatory 12'4" x 11'7" (3.76 x 3.55)

Bedroom One 20'5" x 11'7" (6.23 x 3.55)

Bedroom Two 11'10" x 10'9" (3.62 x 3.28)

Bedroom Three 10'8" x 10'5" (3.26 x 3.20)

Bedroom Four 11'4" x 6'6" (3.47 x 2.00)



The difference between house and home

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