





3 2 1

- Semi Detached House
- Exquisitely Presented
- Utility Room
- Double Glazed
- Great Family Home
- Three Bedroom Home
- Open Plan Living
- Ground Floor WC
- Excellent Location
- Off Street Parking





**** Video Tour on our YouTube Channel https://youtu.be/cw_1-1OefQY ****

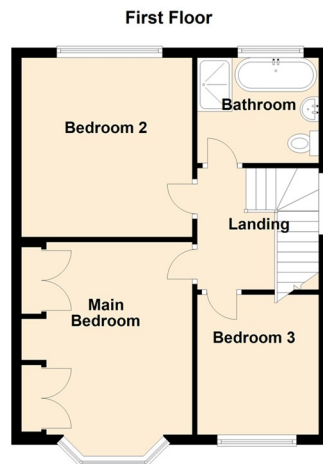
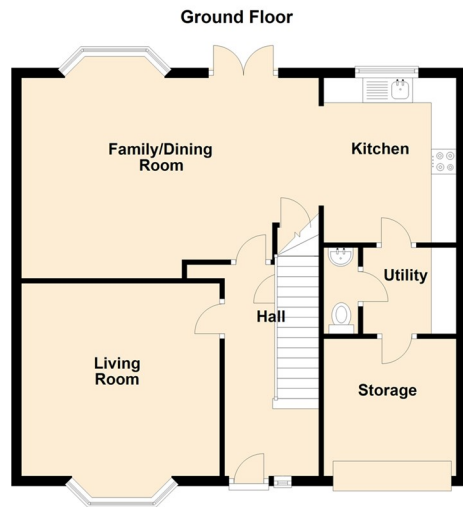
Now and again a property comes to the market that really does have huge appeal and one that will make the perfect home for modern family demands. This stunning semi-detached house has been lovingly improved and extended and now offers generous living accommodation over two floors.

The format of the house consists of a delightful entrance hallway with storage, lounge with bay window and great natural light, a fabulous open plan family/dining area with double doors to the rear garden and leading to a stunning fitted kitchen with modern wall and floor units. There is also a ground floor W/C, utility area and storage with a garage door. On the first floor you have three bedrooms and a modern family bathroom with three piece suite. Externally there is a driveway to the front for off street parking and there is an enclosed private garden to the rear with lawned area and a summer house. As you would expect the house is double glazed and warmed with gas central heating. The hall is fully tiled and this continues through into the kitchen. The property offers a very high standard of decoration and is bright, fresh and airy.

A great location for a family with access to well regarded schools, public travel links and the A1058 Coast Road which will get you into town in 10 minutes or access to the coast in around 15 minutes. The property is very central and will meet the needs of most buyers with access to a wide range of local amenities.

An early viewing of this delightful home is an absolute must to see the standard and the lovely living space that is available. Please call 0191 257 2000 for more information.





The difference between house and home

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- Living Room 12'8" x 13'0" (3.87 x 3.98)
- Family/Dining Room 13'2" x 19'7" (4.03 x 5.97)
- Kitchen Area 10'10" x 8'8" (3.31 x 2.66)
- Utility Room 5'8" x 6'1" (1.73 x 1.87)
- Bedroom One 12'9" x 11'3" (3.91 x 3.43)
- Bedroom Two 11'9" x 11'3" (3.60 x 3.43)
- Bedroom Three 9'1" x 8'0" (2.77 x 2.44)
- Covid-19 Viewing Guidelines

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		63
(39-54) E	49	
(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
- Forest Hall 0191 605 3134
- High Heaton 0191 270 1122
- Low Fell 0191 487 0800
- Tynemouth 0191 257 2000
- Whitley Bay 0191 251 3000
- Property Management Centre 0191 236 2680



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