





- Extended Property
- Three Bedrooms
- Highly Sought After Location
- Off Street Parking
- No Upper Chain
- Semi Detached Bungalow
- Two Reception Rooms
- Front & Rear Gardens
- Stunning Kitchen
- Must be Viewed





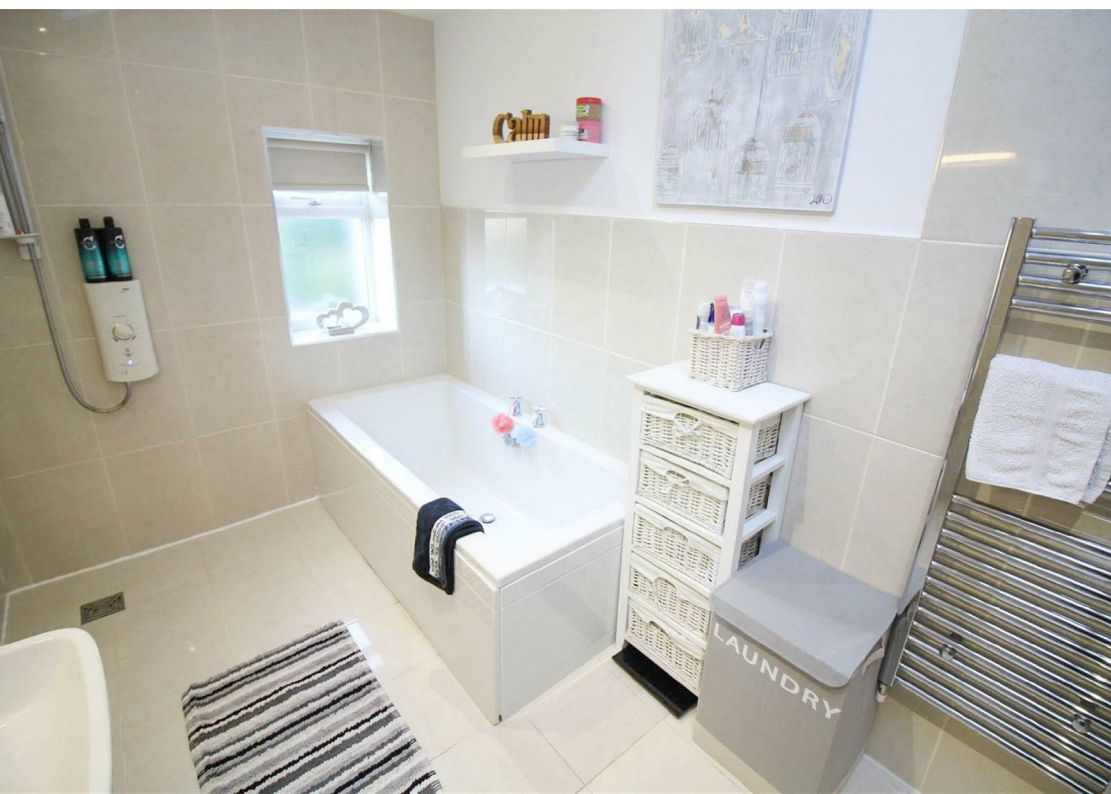
Acklam Cottage is situated in the heart of Forest Hall and offers easy access to a range of shops, bars, schools and restaurants. While the main feature of this property is its prestigious West Lane location, this attractive property offers well-presented accommodation and the benefit of no onward chain.

The accommodation on offer briefly comprises:- entrance hallway, lounge which is open planed to the newly fitted kitchen, sitting room with log burning stove, three double bedrooms and a large family bathroom with wet room style shower. Externally there is a fantastic garden to the rear perfect for those alfresco evenings along with a garden to front which includes a driveway.

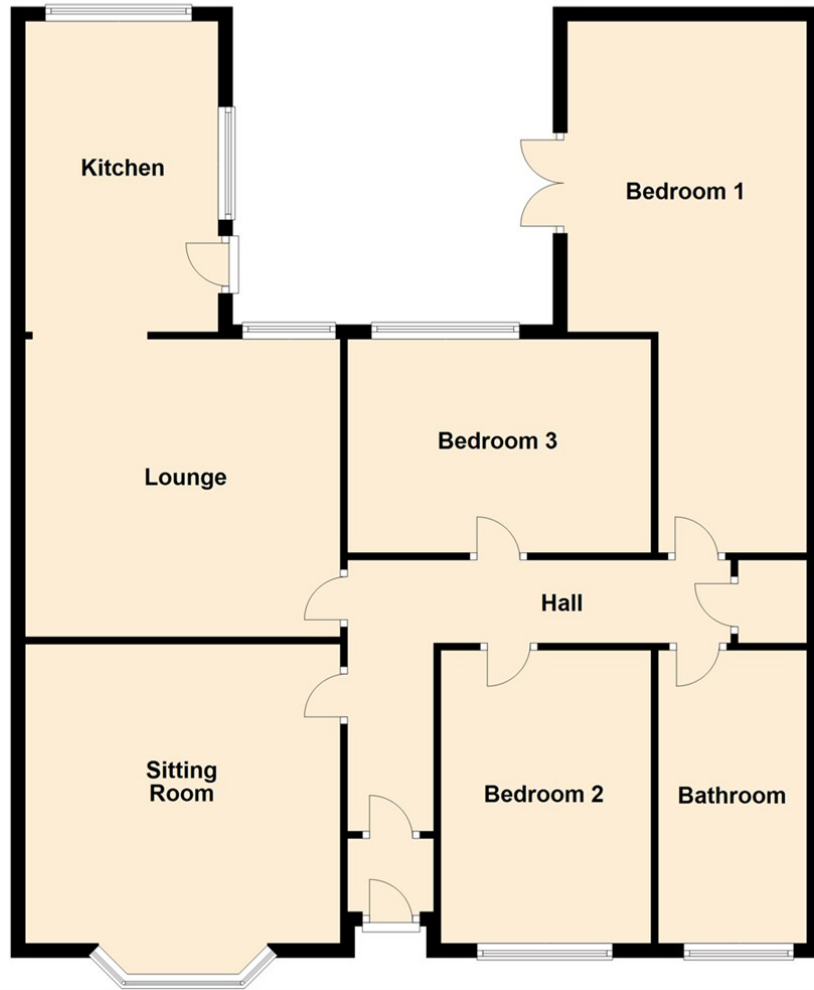
We anticipate an extremely high level of interest on this superb property. Call 0191 605 3134 to book your viewing.

#### Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.



### Ground Floor



### The difference between house and home

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- Lounge 13'7" x 14'5" (4.15 x 4.39)
- Kitchen 8'9" x 14'2" (2.67 x 4.33)
- Sitting Room 14'5" x 13'8" (4.39 x 4.17)
- Bedroom One 10'11" x 22'0" (3.34 x 6.70)
- Bedroom Two 13'11" x 9'9" (4.23 x 2.98)
- Bedroom Three 9'4" x 13'11" (2.84 x 4.25)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

- 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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