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- Semi Detached House
- Extended to the Side
- Great Family Home
- Mature Rear Garden
- Lovely Location
- Four Bedroom Home
- Single Garage & Drive
- Freehold Property
- Handy for Schools
- Gas Central Heating







**\*\* Video Tour on our YouTube Channel |**  
<https://youtu.be/6UML64WXVGw> **\*\***

A traditional-styled semi detached house which will make great provisions for the buyer who is seeking a larger-styled family home.

The property which has been extended briefly comprises:- an entrance storm porch, hall, lounge with bay window and feature fireplace, dining room with feature door to rear garden, and kitchen with fitted wall and floor units. On the first floor, there are four good-sized bedrooms; one as a result of the extension, a four piece family bathroom WC, and a handy storage room with fitted wardrobes. As you would expect the property comes with gas central heating and also has UPVC double glazing.

Externally there is an easy-to-maintain garden to the front with a garage and driveway; providing off-street parking, and a delightful mature garden to the rear.



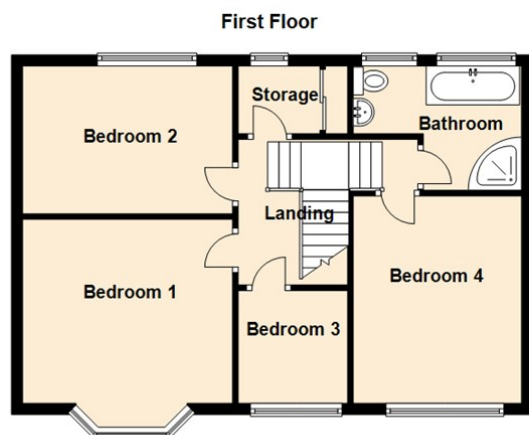
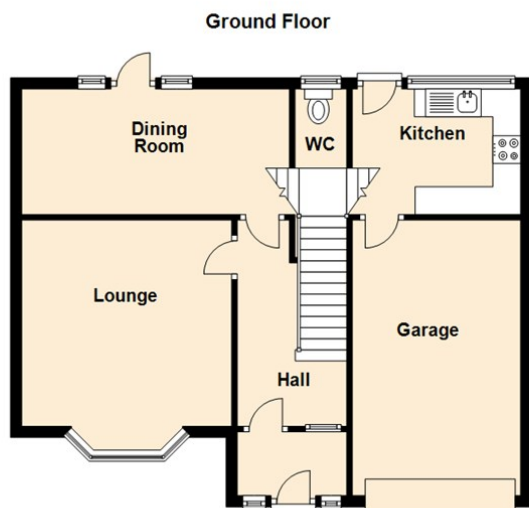
Bretton Gardens is an established and mature residential location and is very much favoured by buyers looking to raise a family. The area is very well serviced with all essential amenities including well regarded schools, public travel links, and main motorway links. You are within close proximity of the Four Lane Ends Metro Station which provides ease of access into Newcastle City Centre.

An overall great location to live in and enjoy. Interested parties are urged to arrange a prompt and essential internal viewing. Please call 0191 270 1122 to book 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\*



## The difference between house and home

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Lounge 12'2" x 12'4" (3.71 x 3.78)

Dining Room 7'4" x 15'9" (2.26 x 4.82)

Kitchen 7'4" x 9'11" (2.26 x 3.03)

Bedroom One 10'10" x 12'4" (3.31 x 3.78)

Bedroom Two 8'8" x 12'0" (2.66 x 3.66)

Bedroom Three 6'7" x 6'5" (2.03 x 1.97)

Bedroom Four 12'2" x 9'11" (3.73 x 3.03)

Covid-19 Viewing Guidelines

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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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