





3



1



2

- Semi Detached House
- Garden
- Conservatory
- En-Suite
- Video Tour Available
- Three Bedrooms
- Off Street Parking
- Utility Room
- Ample Storage
- MUST BE VIEWED





**** Video Tour on our YouTube Channel | <https://youtu.be/ekfjvJRTkN8> ****

Jan Forster Estates are pleased to present to the market this immaculately presented home which will make a great purchase for the buyer seeking a family home on a well regarded residential estate.

The property briefly comprises:- entrance porch, spacious lounge/diner, relaxing conservatory to the rear, modern fitted kitchen with wall and floor units, and utility room which is the former converted garage with storage area and an electric roller shutter door. To the first floor, you are presented with a three piece family bathroom WC, and three double bedrooms; bedroom one with built in storage and en-suite facility. Double glazing, ample storage and gas central heating also feature.

Externally, there is a fully block paved driveway to the front which provides off street parking for multiple vehicles. To the rear, you have a well presented garden with Southerly aspect, laid lawn and patio area.

We anticipate an extremely high level of viewings on this beautiful home. For more information and to book your viewing, please call our sales office on 0191 270 1122.

Tenure

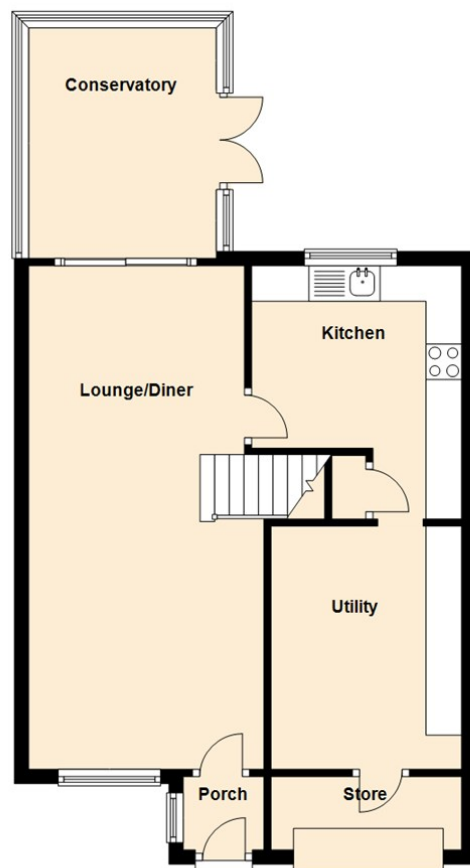
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Covid-19 Viewing Guidelines

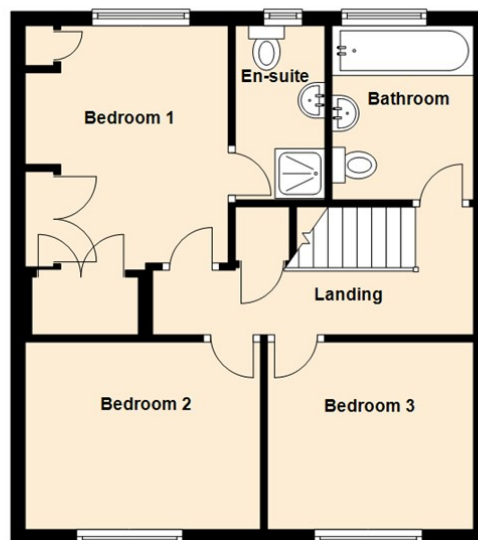
For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing 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.

Council Tax band *C*

Ground Floor



First Floor



Lounge 23'2" x 10'10" (7.08 x 3.31)

Kitchen 9'8" x 7'10" (2.96 x 2.39)

Conservatory 8'6" x 10'6" (2.61 x 3.21)

Bedroom One 8'6" x 12'6" (2.61 x 3.82)

Bedroom Two 9'10" x 8'5" (3.01 x 2.59)

Bedroom Three 9'4" x 8'5" (2.86 x 2.59)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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



www.janforsterestates.com

