





- Semi Detached House
- Three Bedrooms
- Garage
- Off Street Parking
- Gardens to Front & Rear
- Walk-In Wardrobe
- Ample Storage
- Sought After Location
- Video Tour Available
- **MUST BE VIEWED**





** Video Tour on our YouTube Channel |
<https://youtu.be/754UKAJwV6M> **

Jan Forster Estates are delighted to welcome to the market this well presented three bedroom semi-detached family home on the quiet residential street of High View, in a popular area of Wallsend.

The property is positioned near many local amenities including, shops, schools, parks, and handy public transport links, with further facilities being offered in Newcastle city centre.

Internally the accommodation briefly comprises:- entrance hall with ground floor WC, lounge with box bay window and feature fireplace with log burner, dining room opening up to the modern kitchen with fitted wall and floor units, and a handy utility room. To the first floor, there is a stylish three piece shower room WC and three good-sized bedrooms; the main one benefiting from a walk-in wardrobe.

Externally, there is a lawned garden to the front with shared driveway to the side leading to the detached garage. To the rear, there is a beautifully presented garden with two patio areas separated by a a lawned section. There is also a fantastic summer house - an ideal space for entertaining during those long summer nights.

For more information on this property and to book your viewing, please call our High Heaton office on 0191 270 1122.

Tenure

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

Council Tax band *C*





Lounge 12'7" x 13'4" (3.85 x 4.07)

Kitchen 12'4" x 12'10" (3.78 x 3.92)

Dining Room 14'4" x 9'10" (4.37 x 3.00)

Bedroom One 13'6" x 10'5" (4.14 x 3.20)

Bedroom Two 13'6" x 10'5" (4.14 x 3.20)

Bedroom Three 12'5" x 6'6" (3.80 x 1.99)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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