









2

- Semi Detached House
- Garage
- Two Bathrooms
- Sought After Location
- Freehold

- Three Bedrooms
- Off Street Parking
- Ample Storage
- No Onward Chain
- MUST BE VIEWED









\*\* Video Tour on our YouTube Channel | https://youtu.be/BMRx-nZI-i4 \*\*

Jan Forster Estates are delighted to welcome to the market this three bedroom semi detached family home, nestled in the heart of West Moor. Offered for sale with the benefit of no onward chain.

The property will appeal to a variety of buyers and is close to local amenities including a range of shops, bars, restaurants and schools as well as great transport links.

Internally the property briefly comprises to the ground floor:entrance hall, lounge with a box bay window, dining room which
looks out to the rear garden, kitchen with fitted wall and floor
units, utility area with access to the integrated garage, and
ground floor shower room WC. To the first floor, there are three
good sized bedrooms; the main with box bay window, two of with
built-in wardrobes, and there is also a three piece family bathroom
WC. Externally, there is an easily maintainable garden to the front
with paved driveway. To the rear, there is a lovely well stocked
garden lawned and patio areas. An ideal space for entertaining
during those long summer nights.

This is a unique opportunity with amazing potential and we anticipate an extremely high level of viewings on this spacious family home. To arrange a viewing or for more information, please call our sales team 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\*.

## Dining Room Kitchen Utility Area Carage Entrance Hall



## The difference between house and home

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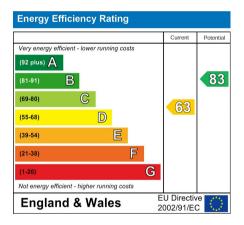
Lounge 12'5" x 14'4" (3.81 x 4.38)

Kitchen 10'8" x 9'1" (3.26 x 2.78)

Bedroom One 14'8" x 11'9" (4.47m x 3.58m)

Bedroom Two 12'0" x 9'1" (3.66 x 2.79)

Bedroom Three 7'8" x 6'5" (2.34 x 1.98)



Gosforth 0191 236 2070
Newcastle 0191 284 4050
High Heaton 0191 270 1122
Tynemouth 0191 257 2000
Low Fell 0191 487 0800
Property Management Centre 0191 236 2680