





- Semi-Detached House
- Sought-After Location
- Three Bedrooms
- Utility Room
- Off-Street Parking
- Attached Garage
- Good Transport Links
- Local Amenities
- Freehold Interest
- Council Tax Band *C*





** Video Tour on our YouTube Channel |
<https://youtu.be/1deKervUzcQ> **

Jan Forster Estates are delighted to present this three bedroom family home, situated on the ever-desirable Whitton Place in High Heaton- a quiet cul-de-sac location. The property is close to many local amenities including schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises to the ground floor:- entrance porch leading to the entrance hall, lounge with bay window and feature fireplace, dining room, kitchen with fitted wall and floor units and access to the utility room and garage, as well as a lovely conservatory looking out on to the rear garden. To the first floor there are three good-sized bedrooms- the main one with a bay window and built-in wardrobes. There is also a spaciouly stylish three-piece shower room WC. The property also benefits from ample storage, double glazing and gas central heating.

Externally, there is a driveway to the front offering off-street parking, which leads to the attached garage. To the rear there is a well-proportioned Southerly facing garden, with artificial lawn and patio areas- a perfect space for entertaining during those long summer nights.

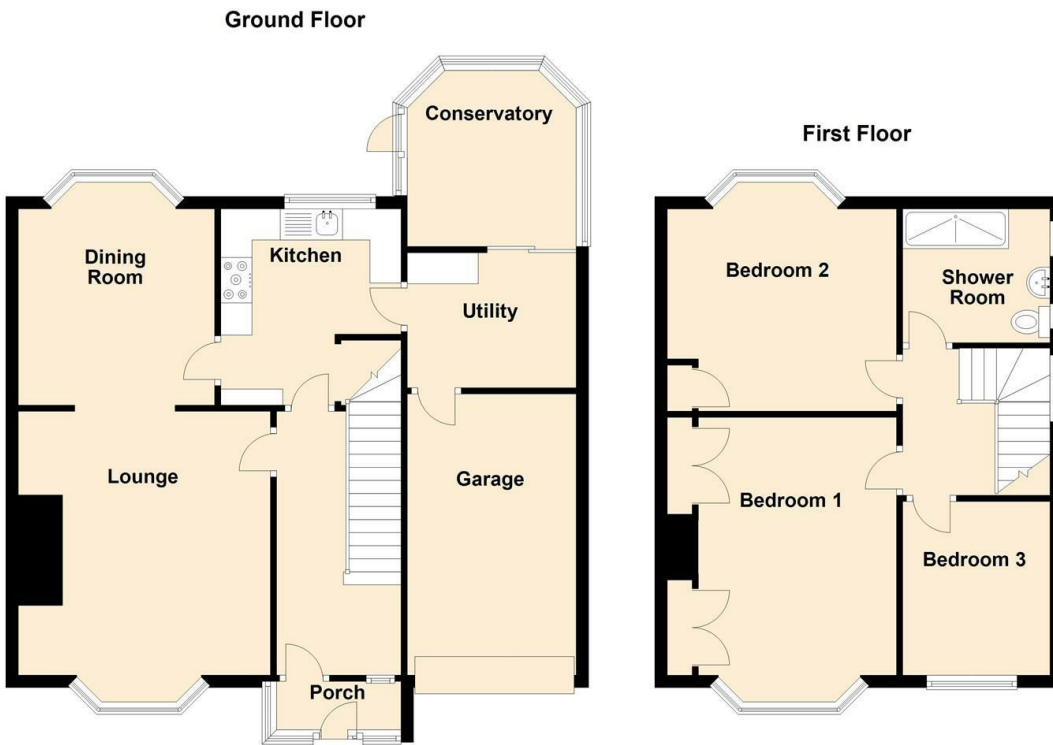
We anticipate an extremely high level of viewings on this spacious family home. To arrange a viewing or for more information please call our High Heaton sales team on 0191 270 1122.

Tenure

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

Council Tax band *C*





- Lounge 11'9" x 13'10" (3.60 x 4.23)
- Dining Room 10'5" x 9'5" (3.19 x 2.89)
- Kitchen 8'9" x 10'9" (2.69 x 3.28)
- Utility 8'7" x 7'6" (2.63 x 2.31)
- Conservatory 8'9" x 9'5" (2.68 x 2.88)
- Bedroom One 9'6" x 14'10" (2.90 x 4.54)
- Bedroom Two 10'7" x 14'11" (3.24 x 4.57)
- Bedroom Three 8'10" x 7'8" (2.70 x 2.36)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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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