





- **Detached House**
- **Attached Garage**
- **Front and Rear Garden**
- **No Onward Chain**
- **Good Transport Links**
- **Three Bedrooms**
- **Off Street Parking**
- **Ample Storage**
- **Sought After Location**
- **MUST BE VIEWED**





\*\* Video Tour on our YouTube Channel | <https://youtu.be/b3R-mcrlqGc> \*\*

Jan Forster Estates are delighted to welcome to the market this fantastic three bedroom detached house, which is located on Westminster Way in the ever popular Church Green estate. Offered for sale with the benefit of no onward chain.

The property which will appeal to a variety of buyers briefly comprises:- entrance hall with cloakroom, spacious lounge opening on to the dining room with patio doors to the rear garden, and dining kitchen with fitted wall and floor units with access to the garage. To the first floor, there are three good sized bedrooms; two of which with built-in storage, and there is a stylish three piece family bathroom WC.

Externally there is an easy to maintain garden to the front with driveway providing off street parking which leads to the attached garage. To the rear, you are presented with a well stocked garden with lawned and patio areas. The property is warmed with gas central heating and has double glazing and ample storage throughout.

We anticipate an extremely high level of viewings on this lovely home. To arrange yours 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 \*D\*



Lounge 12'7" x 18'5" (3.86 x 5.62)

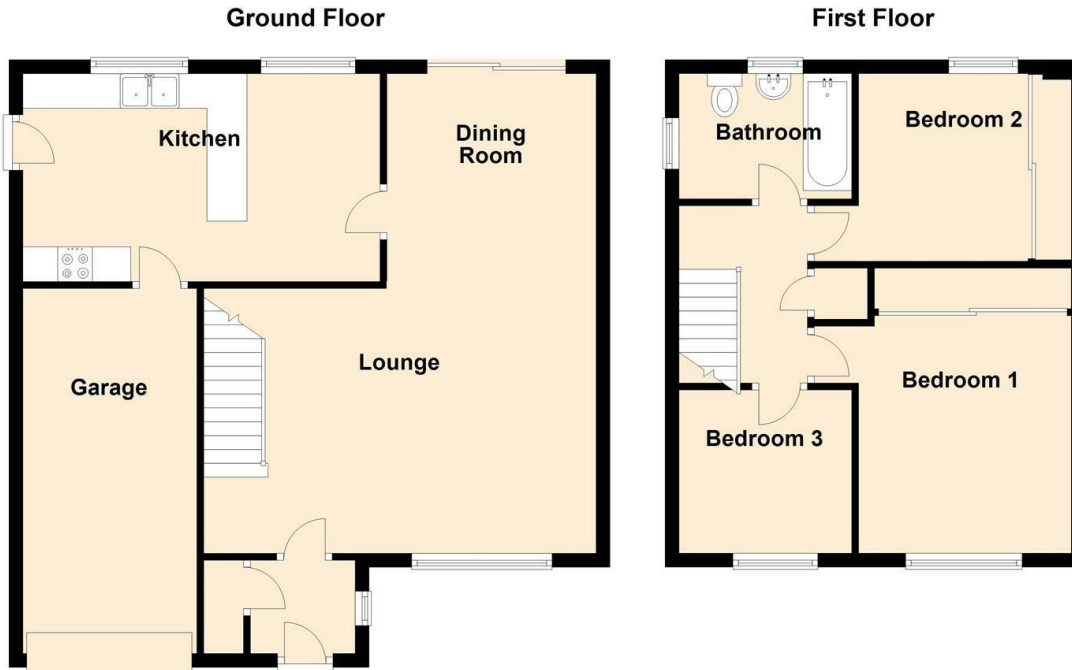
Dining Room 9'10" x 9'11" (3.00 x 3.03)

Kitchen 9'3" x 16'10" (2.84 x 5.14)

Bedroom One 11'0" x 12'3" (3.36 x 3.74)

Bedroom Two 10'3" x 9'3" (3.13 x 2.83)

Bedroom Three 7'8" x 8'4" (2.35 x 2.55)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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