





- End Terrace House
- Off-Street Parking
- Close To Local Amenities
- Part Furnished Basis
- Minimum 12 Months
- Two Bedrooms
- Ground Floor WC
- Good Transport Links
- Available May 2024
- **MUST BE VIEWED**





Jan Forster Estates are pleased to offer to the market this well presented end terraced house situated in Longbenton. Available May 2024 on a part furnished basis. A convenient location for access to all local amenities and transport links, including prime bus routes and the Metro service.

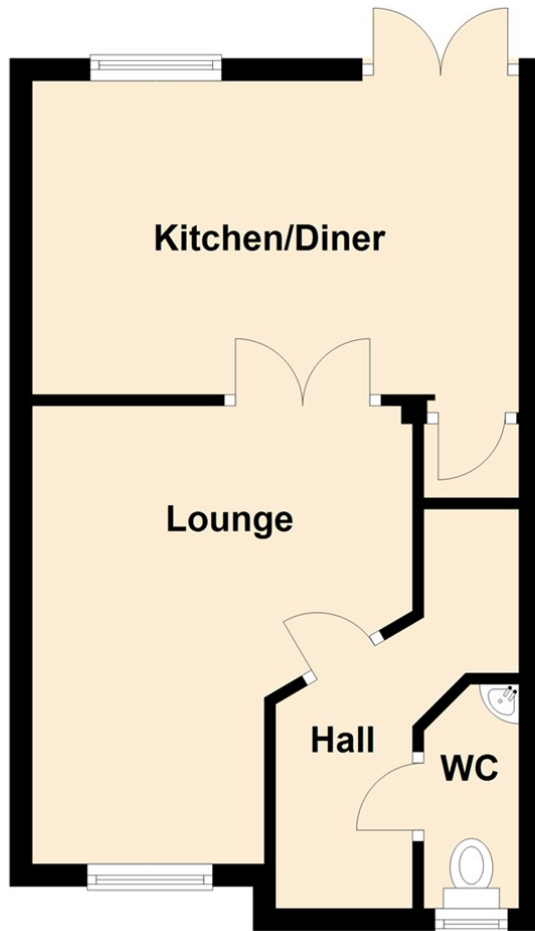
Benefiting from a cul-de-sac location, the property briefly comprises:- entrance hall, ground floor WC, light and airy lounge with feature fireplace, kitchen/diner with fitted units and French doors onto the rear garden. To the first floor there are two good-sized bedrooms; both with fitted storage, and there is a three piece bathroom with overhead shower. Externally there is an easy to maintain garden to the front with a driveway, providing off-street parking, and a spacious garden to the rear.

We anticipate a high level of viewings on this charming home. To book yours or for more information, please call our Heaton team on 0191 270 1122.

Council Tax band *B*



Ground Floor



The difference between house and home

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Lounge 13'5" x 6'6" (4.09 x 2.00)

Kitchen/Diner 9'2" x 14'3" (2.80 x 4.35)

Bedroom One 12'2" x 14'3" (3.71 x 4.35)

Bedroom Two 10'5" x 7'6" (3.19 x 2.31)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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



www.janforsterestates.com

