

 **3**       **1**       **1**

- Terraced House
- Off Street Parking
- Stylish Interior
- Close To Local Amenities
- Video Tour Available
- Three Bedrooms
- Rear Garden
- Ground Floor WC
- Good Transport Links
- **MUST BE VIEWED**







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

Jan Forster Estates are pleased to present this three bedroom terraced house which is positioned in a great location on Holystone Crescent in High Heaton. The property will appeal to a variety of buyers and is close to fantastic transport links and local amenities including a variety of shops and a supermarket.

Internally the property briefly comprises to the ground floor:- entrance hall, bright and airy lounge, kitchen with fitted wall and floor units and pantry cupboard, and there is also a ground floor WC. To the first floor there is a bathroom with shower over the bath and three good-sized bedrooms with the second bedroom having access to a loft space.

Externally, there is a lovely, easy to maintain garden to the rear with a patio area, and to the front there is a paved driveway providing off-street parking. The property further benefits from gas central heating, double glazing and ample storage throughout.

We anticipate an extremely high level of viewings on this charming family home. To arrange yours and 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 \*A\*



Lounge 12'9" x 14'0" (3.91 x 4.28)

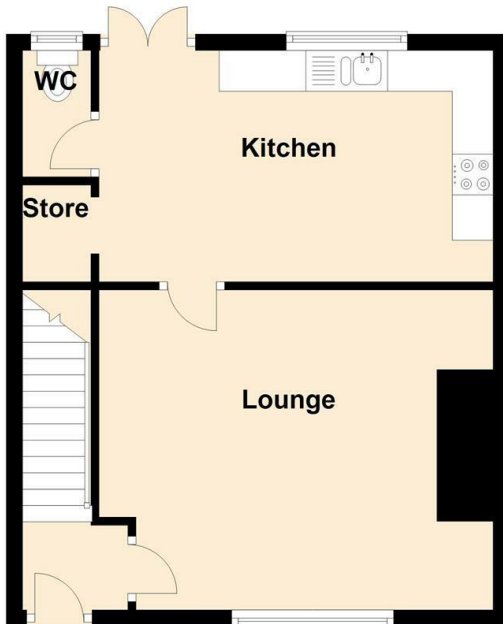
Kitchen 9'3" x 14'7" (2.82 x 4.45)

Bedroom One 9'11" x 12'10" (3.03 x 3.93)

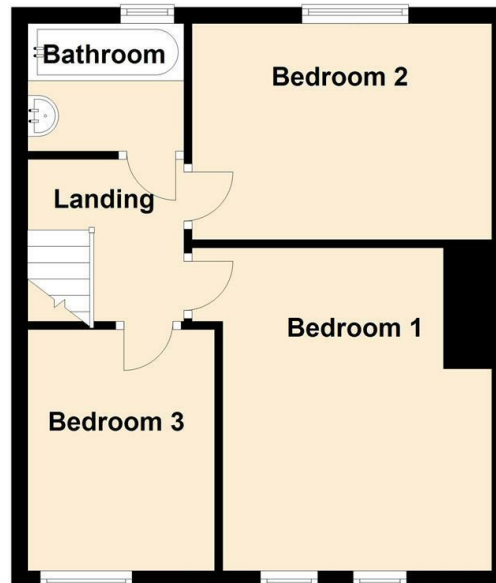
Bedroom Two 11'1" x 9'3" (3.40 x 2.82)

Bedroom Three 7'1" x 9'9" (2.18 x 2.98)

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</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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