





- Two Double Bedrooms
- Two En Suite Bathrooms
- Terraced House
- Garage & Off Street Parking
- Council Tax Band *B*
- No Upper Chain
- Easy Access to Freeman /DWP/HMRC
- Close to Amenities/Transport Links
- Viewing Recommended
- Call For More Information



Jan Forster Estates are delighted to present this well presented, two-bedroom, mid terraced property. Offered for sale with the benefit of no upper chain, early viewings come highly recommended.

Positioned conveniently for access to Longbenton and Four Lane Ends Metro stations, and a wide variety of local shops. Newcastle City Centre is within easy commuting distance, as are surrounding areas.

The property, which benefits from gas central heating and double glazing, briefly comprises to the ground floor: - entrance hall, modern kitchen with fitted units and integrated white goods, open plan to a spacious lounge with French doors leading to the rear garden. To the first floor, there are two double bedrooms; both benefiting from en-suite facilities, and the main bedroom benefitting from fitted wardrobes and French doors opening to a Juliet balcony.

Externally the property features a sizeable front garden with a garage and driveway; providing off-street parking for multiple vehicles, and there is also a charming garden to the rear.

We anticipate an extremely high level of viewings on this lovely home. For more information or to arrange yours, please call our team on 0191 270 1122.

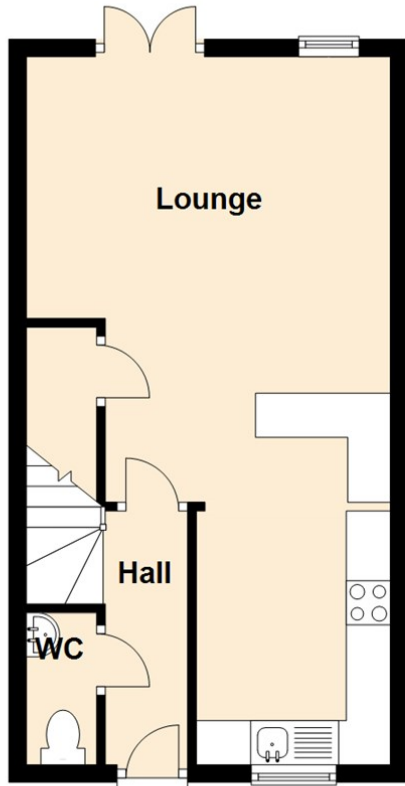
Tenure

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

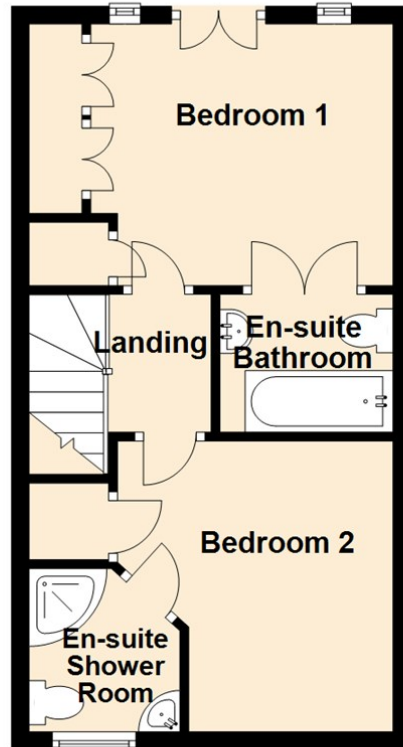
Council Tax band *B*.



Ground Floor



First Floor




Lounge 15'11" x 13'8" (4.87 x 4.18)

Kitchen 13'6" x 7'0" (4.12 x 2.15)

Bedroom One 11'4" x 9'4" (3.47 x 2.86)

Bedroom Two 10'0" x 9'8" (3.06 x 2.96)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B	75	
(69-80) C		
(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 	

The difference between house and home

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