





4 1 2

- Semi-Detached Home
- Great Location
- En-Suite Facility
- Generous Driveway
- Public Transport Links
- Beautifully Presented
- Four Bedrooms
- Attached Garage
- Local Facilities
- Council Tax Band *B*





** Video Tour on Our YouTube Channel |
<https://youtu.be/SM2VnNjCLw8> **

Jan Forster Estates welcome to the market this stunning extended semi-detached home, located in a desirable area. The property is close to excellent transport links to Newcastle city centre and the coast, and benefits from a range of local facilities nearby.

Briefly comprising to the ground floor;- hallway, spacious lounge with feature fireplace, kitchen-diner with floor and wall units, including integrated appliances, and access to the inner hall, which leads to the downstairs WC and the attached garage; there is also a sunny conservatory that opens to the charming rear garden. Off the landing, to the first floor, you are presented with four good-sized bedrooms- the main one benefitting from a stylish en-suite facility, modern three-piece family bathroom, as well as a handy cupboard in the landing area. The property further benefits from gas central heating and ample storage.

Externally, there is a generous driveway to the front leading up to the attached garage, and a well-maintained lawned garden to the rear- ideal for entertainment during the long summer days.

For more information or to book a viewing, please, call our High Heaton office on 0191 270 1122.

Tenure

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

Council Tax band *B*



Lounge 17'10" x 11'1" (5.45 x 3.40)

Kitchen-Diner 14'2" x 13'2" (4.34 x 4.02)

Conservatory 14'5" x 8'10" (4.40 x 2.71)

Bedroom One 12'1" x 11'3" (3.69 x 3.43)

Bedroom Two 17'3" x 8'2" (5.28 x 2.51)

Bedroom Three 17'3" x 8'3" (5.27 x 2.54)

Bedroom Four 13'3" x 6'2" (4.06 x 1.90)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(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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