





- Popular Location
- Cul-De-Sac Location
- Well Presented
- Bi-Folding-Doors
- Viewing Recommended
- Detached Family Home
- Three Bedrooms
- Two Bathrooms
- Council Tax Band *D*
- Call For More Information





** Video Tour on our YouTube Channel |
<https://youtu.be/wUSbW6klh0I> **

Jan Forster Estates welcome to the market this well presented, three-bedroom detached family home, in the popular Queens Vale, Wallsend.

The property is positioned in a cul-de-sac location, close to a wealth of local amenities and good transport links including the Coast Road, which provides easy access to both Newcastle City Centre and the Coast.

Internally the property briefly comprises to the ground floor: - entrance lobby and ground floor WC, spacious dining kitchen with fitted units and integrated appliances, and a bright and airy lounge with bi-folding doors opening to the rear garden. To the first floor there are three bedrooms, the main with an en suite and there is a modern bathroom WC with shower over the bath. The property further benefits from gas central heating and double glazing.

Externally there is a driveway to the front leading to the detached garage and there is a well-stocked garden to the rear with a patio and generous lawn. A perfect space to relax or entertain in the warmer months.

We anticipate a high level of viewings on this property which must be seen to be appreciated. For More information, please contact our sales team on 0191 270 1122.

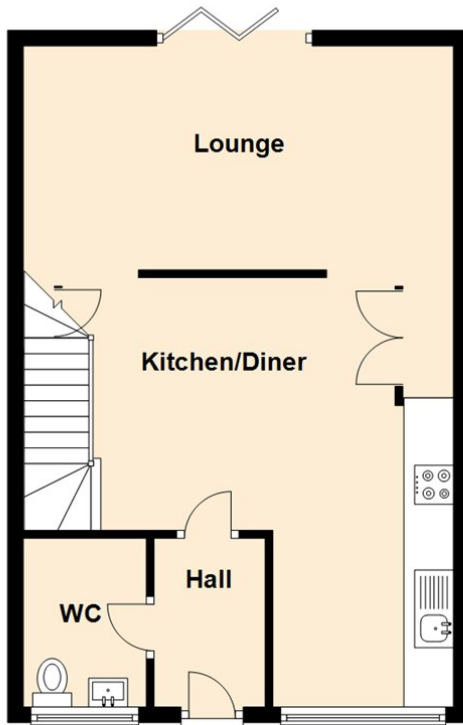
Tenure

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

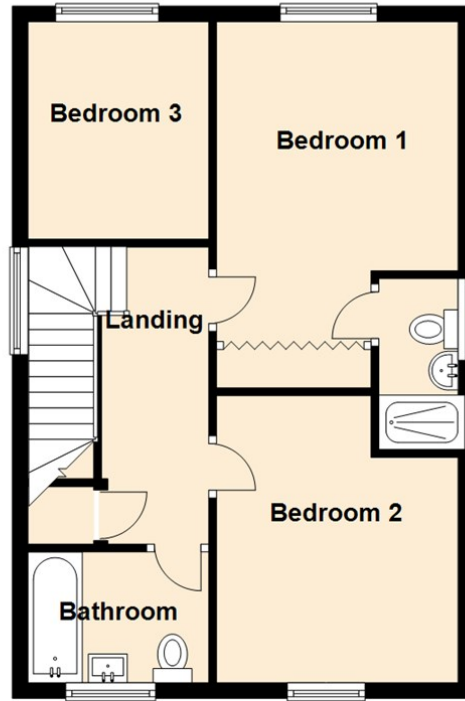
Council Tax band *D*.



Ground Floor



First Floor



Lounge 17'10" x 9'4" (5.45 x 2.87)

Kitchen Dining Room 18'1" x 18'2" (5.52 x 5.54)

Bedroom One 10'1" x 15'5" (3.08 x 4.71)

Bedroom Two 10'0" x 12'1" (3.07 x 3.70)

Bedroom Three 9'5" x 7'5" (2.89 x 2.28)

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