





- Sought After Location
- Semi Detached Home
- Detached Garage
- Close To Amenities
- Viewing Recommended
- Corner Plot
- Three Bedrooms
- Garden Room
- Council Tax Band *C*
- Video Tour Available





** Video Tour on Our YouTube Channel |
<https://youtu.be/WN2QFda2qw4> **

CORNER PLOT | THREE BEDROOMS | GARDEN ROOM

Situated on a sought-after estate, this beautifully presented modern build semi-detached house is sure to impress.

This property offers the buyer a family home at a competitive asking price with good access to Metro and bus links as well as local shops and supermarkets.

Internally the property briefly comprises to the ground floor: - stunning dining kitchen with downstairs WC, and spacious lounge which enjoys an abundance of natural light with French doors leading the rear garden. On the first floor you are presented with three good sized bedrooms; the main with an en-suite facility and there is also a family bathroom WC. The house is warmed with gas central heating and has double glazing and ample storage.

Externally you can enjoy a pleasant green outlook to the front and there is a generous rear garden, with a patio area, lawn, and a fantastic garden room/office. A perfect space for alfresco evenings. There is also a garage and off-street parking to the rear of the property which can be accessed from the rear garden gate.

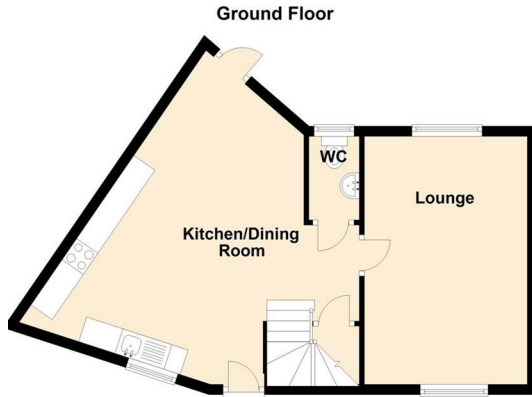
Viewings are highly recommended on this lovely family home. For more information, please call our Heaton sales team on 0191 270 1122.

Tenure

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

Council Tax band *C*.





Lounge 15'10" x 9'11" (4.85 x 3.04)

Kitchen 15'11" x 10'6" (4.86 x 3.22)

Bedroom One 11'8" x 10'1" (3.56 x 3.08)

Bedroom Two 7'9" x 11'7" (2.38 x 3.55)

Bedroom Three 7'10" x 6'8" (2.40 x 2.05)

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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www.janforsterestates.com

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

