





- Mid Terraced Property
- Four Bedrooms
- Close To Amenities
- Freehold
- Viewing Recommended
- Three Storey Home
- No Upper Chain
- Rear Yard
- Council Tax Band \*B\*
- Call For More Information





Jan Forster Estates welcome to the market this three-storey, four-bedroom, mid terrace home, located in a popular residential area. Offered for sale with the benefit of no upper chain.

The property is close to excellent local facilities, including shops and schools, and public transport links, via both the Metro and bus routes, to Newcastle city centre and the coast.

Briefly comprising to the ground floor: - entrance lobby, hallway, bright and airy lounge with bay window, dining room and breakfast kitchen with fitted units, integrated oven and hob and access to the rear. To the first floor there are two double bedrooms and a family bathroom WC. To the second floor there are a further two double bedrooms. The property further benefits from gas central heating and double glazing.

Externally there is a town garden to the front and a yard to the rear.

For more information or to book your viewing, 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 licensed legal representative.

Council Tax band \*B\*.





Lounge 12'4" x 13'9" (3.77 x 4.21)

Dining Room 10'0" x 14'9" (3.06 x 4.50)

Kitchen 18'3" x 7'5" (5.58 x 2.27 )

Bedroom One 13'7" x 16'0" (4.16 x 4.90)

Bedroom Two 9'9" x 14'9" (2.98 x 4.51)

Bedroom Three 7'1" x 11'9" (2.17 x 3.60)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterstates.com](http://www.janforsterstates.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

