





- Popular Residential Location
- Detached Family Home
- Three Bedrooms
- No Upper Chain
- Conservatory
- Two Bathrooms
- Council Tax band *D*
- Electric Charging Point
- Viewing Recommended
- Video Tour Available





** Video Tour on our YouTube Channel |
<https://youtu.be/XFUDsP1n2-Q> **

Jan Forster Estates are delighted to present this beautifully presented family home which is offered for sale with the benefit of no upper chain. Conveniently located in the popular residential area of Haydon Grange, within proximity to local amenities, transport links, and well-regarded schools.

Internally the property briefly comprises to the ground floor: - entrance hall leading to the lounge, a large contemporary kitchen with wall and floor units and integrated appliances, a generous bright and airy dining room with patio doors to the rear garden and French doors to the conservatory. To the first floor, there are three good-sized bedrooms, two with built-in storage, and an ensuite shower room to the main bedroom. There is also a spacious three-piece family bathroom WC with feature roll top, free-standing bathtub. Further benefits include gas central heating and double glazing.



Externally, to the front of the property, there is a generous driveway providing off-street parking for multiple vehicles, and to the rear, there is a South-Westerly facing garden with a lawn and patio area; perfect for entertaining during those long summer nights.

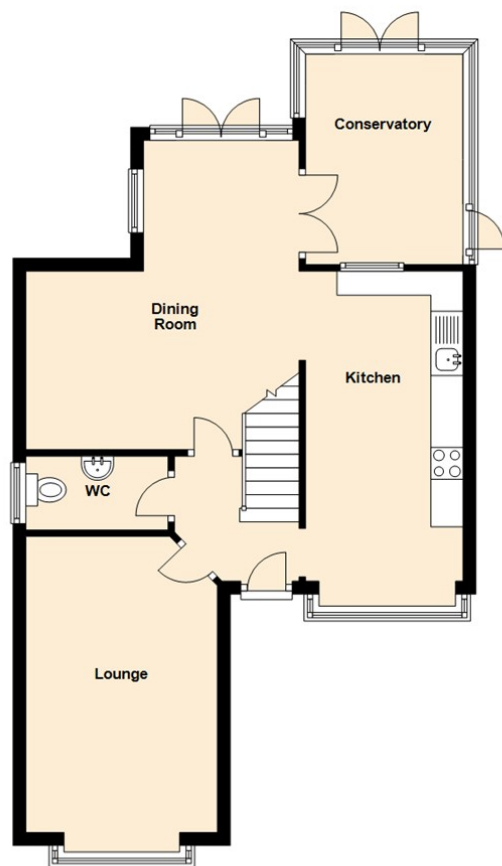
We anticipate an extremely high level of viewings on this splendid family home. To book yours or for more information please call our sales team on 0191 270 1122.

Tenure

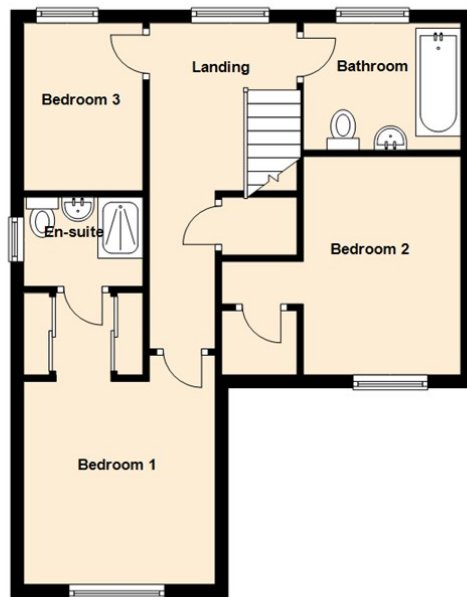
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *D*.

Ground Floor



First Floor



The difference between house and home

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Lounge 9'9" x 15'1" (2.98 x 4.61)

Dining Room 14'0" x 16'2" (4.27 x 4.94)


Kitchen 8'0" x 15'10" (2.45 x 4.83)

Bedroom One 9'10" x 10'4" (3.00 x 3.16)

Bedroom Two 8'10" x 10'2" (2.70 x 3.12)

Bedroom Three 7'5" x 9'3" (2.27 x 2.82)

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 	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

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