





- Popular Location
- Two Double Bedrooms
- Front and Rear Gardens
- Council Tax Band \*B\*
- Call For More Information
- Semi Detached Home
- Close To Amenities
- Freehold
- Viewing Recommended
- Video Tour Available





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/JPA0P2keRJM> \*\*

Jan Forster Estates welcome to the market this well presented, two-bedroom, semi-detached house which is perfect for first time buyers, growing families and buy to let investors alike.

The property is located on Ellesmere Avenue in Walkergate and is within proximity to excellent bus and Metro links, along with a variety of local shops.

Briefly comprising to the ground floor: - entrance hall open to the modern kitchen with fitted wall and floor units, integrated oven, eye-level hob, and access to the rear garden. There is a formal dining room with a feature fireplace and French doors to the rear along with a bright and airy lounge with a bay window and feature fireplace. To the first floor, there are two double bedrooms; the main with a storage area, and there is a modern, four-piece family bathroom/w.c. The property benefits from gas central heating, ample storage, and double glazing throughout.

Externally there is a paved garden to the front and there is a charming rear garden with a patio area, lawn, and planted border.

We anticipate a high level of viewings on this property. To arrange yours or for more information please call our sales team on 0191 270 1122.

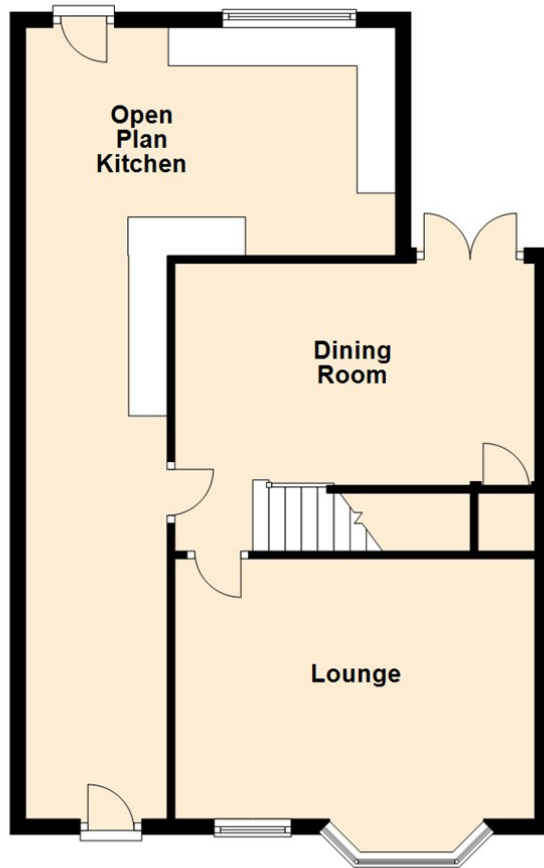
#### Tenure

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

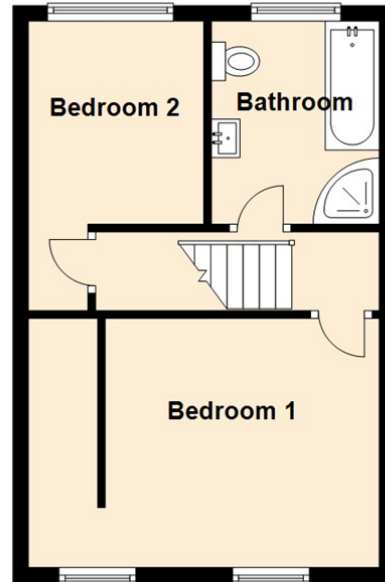
Council Tax band \*B\*



### Ground Floor



### First Floor



Lounge 15'4" x 10'11" (4.68 x 3.34)

Dining Room 15'4" x 12'2" (4.68 x 3.72)


Kitchen 9'7" x 14'2" (2.93 x 4.32)

Bedroom One 10'11" x 15'4" (3.33 x 4.69)

Bedroom Two 7'10" x 13'11" (2.40 x 4.25)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Gosforth

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Newcastle

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Low Fell

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Property Management Centre

0191 236 2680



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