





- Popular Location
- Three Bedrooms
- Close To Amenities
- Juliet Balcony
- Viewing Recommended
- Three Storey Home
- Ground Floor WC
- Two Parking Spaces
- Council Tax Band *B*
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/t-GzM9Yvm7c> **

Jan Forster Estates are delighted to welcome to the market this three-storey, three-bedroom family home in Wallsend.

The semi-detached townhouse is positioned close to local amenities, The Rising Sun Country Park, public transport links and easy commuter access to the A1 and A19 motorways.

Internally the property briefly comprises to the ground floor: - entrance porch, bright an airy lounge, ground floor w.c. and a kitchen with fitted units and French doors leading to the rear garden. To the first floor, there are two double bedrooms, one with a Juliet balcony and one with fitted wardrobes and there is a modern three-piece family bathroom/w.c. with shower over the bath. To the second floor there is the generous main bedroom. The property further benefits from gas central heating and double glazing.

Externally, there are two parking spaces to the front and there is a rear garden with a patio area, and lawn.

We anticipate an extremely high level of viewings on this charming property. 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*.





Lounge 14'9" x 11'10" (4.50 x 3.61)

Kitchen 11'9" x 9'5" (3.60 x 2.89)

Bedroom One 25'8" x 8'5" (7.84 x 2.57)

Bedroom Two 11'9" x 10'5" (3.59 x 3.19)

Bedroom Three 11'10" x 8'10" (3.61 x 2.70)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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