





2



1



1

- Popular Location
- Two Double Bedrooms
- Front and Rear Gardens
- Gas Central Heating
- Council Tax Band \*A\*
- Extended Home
- Off Street Parking
- Close to Amenities
- Double Glazing
- Viewing Recommended





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/dBWKah07YFQ> \*\*

Jan Forster Estates are delighted to present to the market this well presented, extended, semi-detached home, positioned on Coniston Road, in Wallsend.

The property is in a convenient position for access to a wide range of local amenities, parks, schools, and excellent transport links.

Briefly comprising to the ground floor: - entrance hallway with ground floor w.c, a bright and airy lounge and a fantastic extended kitchen dining room room fitted units, complementing work surfaces, integrated oven and hob, Velux windows and French doors out to the rear. To the first floor there are two good-sized bedrooms, the main with fitted wardrobes and there is a three-piece shower room/w.c. with storage under the sink. Further benefits include gas central heating and double glazing.

Externally there is a garden to the front with a driveway providing off-street parking and there is a nicely sized garden to the rear with decked areas and a lawn.

This property is ideal for first-time buyers, downsizers, or buy-to-let investors alike and we anticipate an extremely high level of viewings. For more information and to book your viewing, please call our High Heaton sales team on 0191 270 1122.

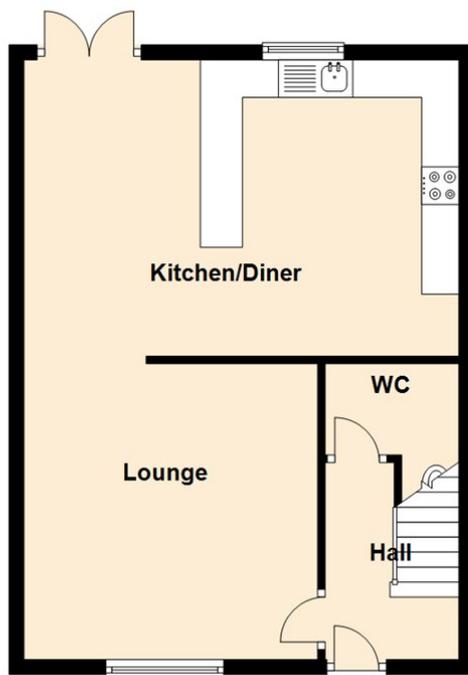
#### Tenure

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

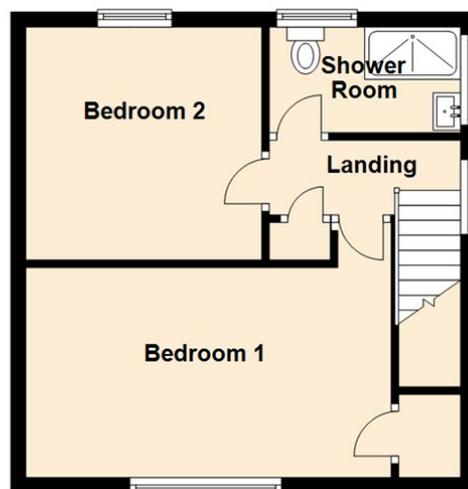
Council Tax band \*A\*.



**Ground Floor**



**First Floor**



Lounge 12'11" x 12'11" (3.94 x 3.95)

Kitchen Dining Room 15'5" x 18'5" (4.71 x 5.63)

Bedroom One 11'0" x 14'7" (3.36 x 4.47)

Bedroom Two 10'5" x 10'1" (3.20 x 3.09)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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 

## The difference between house and home

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