







3



1



1

- Mid Terraced House
- Three Bedrooms
- Front & Rear Gardens
- Popular Area
- Transport Links
- Well-Presented
- Conservatory
- Gas Central Heating
- Local Facilities
- Council Tax Band \*A\*







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

Jan Forster Estates are delighted to welcome to the sale market this well-presented mid-terraced house, located in a popular residential area- High Heaton. This home will appeal to a variety of buyers, including downsizers and first time buyers.

The property is positioned conveniently for access to handy local amenities, including the Freeman Hospital, as well as public transport links to the coast and Newcastle city centre via regular bus routes or the Coast Road for those who drive.

Briefly comprising to the ground floor: entrance hallway with storage, handy downstairs WC, bright and airy lounge with sliding doors opening to the beautiful conservatory, which is currently used as a dining area and gives access to the charming rear garden, and a contemporary breakfasting kitchen with top and floor units, integrated appliances and a seating bar area. There is also a rear lobby with additional storage and further garden access. Off the landing to the first floor, you are presented with three bedrooms and a modern shower room WC. The property further benefits from double glazing and gas central heating.

Externally, there is a garden to the front with a patio area and a lovely garden to the rear with lawn and patio areas- ideal for alfresco dining and entertainment during the long summer days.

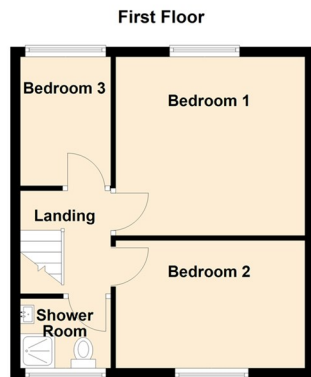
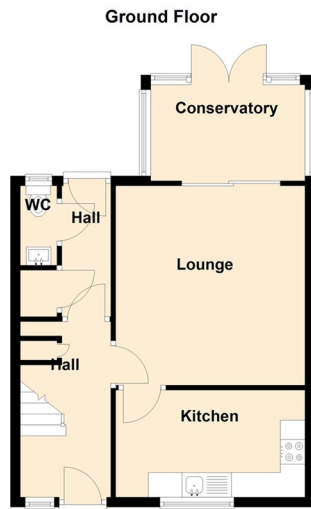
For more information and to book a viewing, please, call our High Heaton team on 0191 270 1122.

#### Tenure

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

Council Tax band \*A\*





Lounge 13'2" x 12'8" (4.03 x 3.87)

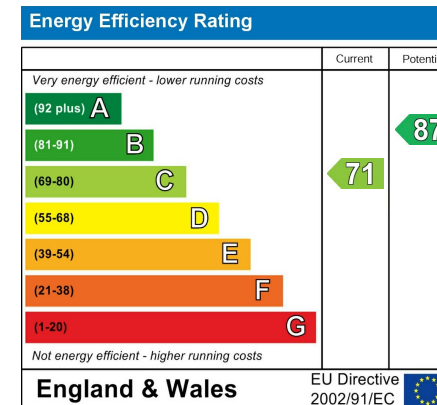
Kitchen 12'11" x 7'0" (3.96 x 2.14)

Conservatory 10'1" x 6'3" (3.09 x 1.91)

Bedroom One 12'7" x 12'0" (3.85 x 3.66)

Bedroom Two 12'7" x 8'5" (3.85 x 2.58)

Bedroom Three 8'8" x 8'2" (2.65 x 2.50)



## 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.janforsterestates.com](http://www.janforsterestates.com)

Gosforth

High Heaton

Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

