





3



2



1

- Semi-Detached House
- Three Bedrooms
- Significantly Upgraded
- Open Plan Living Area
- Downstairs WC
- Utility Room
- Office Space
- Ample Storage
- Excellent Transport Links
- Non Standard Construction





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

Jan Forster Estates are delighted to present this stunning three bedroom semi-detached house in the ever desirable Boston Avenue, High Heaton. The property has been significantly upgraded by the current owners and will appeal to a variety of buyers.

The property is close to many local amenities including schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities being offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises to the ground floor:- entrance porch, bright and airy sitting room with feature fireplace, large extended open plan living area with built-in kitchen appliances, breakfasting island with induction hob, and bi-fold doors leading to the rear garden. Furthermore, there is a ground floor WC, utility room, and study room with French doors. To the first floor, there are three good sized bedrooms, all of which with built in storage, and a modern three piece shower room with waterfall shower. The property also benefits from ample storage, gas central heating, double glazing and recently fitted solar panels.

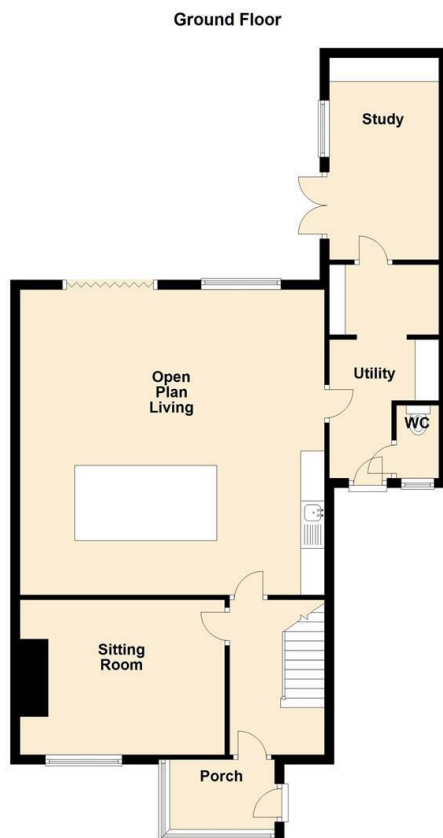
Externally, to the front there is a driveway to the front providing off street parking for multiple vehicles, and to the rear, a beautiful garden with patio area with a bar area/garden room. Perfect for entertaining during those long summer nights.

This stunning property really must be seen to be appreciated. For more information and to book a viewing, contact 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 *A*



Open Plan Living 21'1" x 18'11" (6.44 x 5.77)

Sitting Room 14'1" x 10'9" (4.31 x 3.28)

Utility 7'5" x 9'2" (2.28 x 2.80)

Study 6'5" x 14'0" (1.96 x 4.28)

Bedroom One 10'7" x 8'11" (3.23 x 2.73)

Bedroom Two 10'9" x 10'4" (3.30 x 3.15)

Bedroom Three 7'7" x 9'5" (2.33 x 2.88)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	81
(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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