





- Popular Location
- Family Home
- No Upper Chain
- Front and Rear Gardens
- Viewing Recommended
- Semi Detached
- Four Bedrooms
- Off Street Parking
- Council Tax Band *C*
- Call For More Information





This well presented, four-bedroom, semi-detached family home is positioned in the desirable Victoria Glade in Heaton and will appeal to a variety of buyers including first time and the growing family. Offered for sale with the benefit of no upper chain.

The location offers easy access to a wide range of local amenities and transport links. The nearby Coast Road and central Motorway offer convenient connections to the surrounding area, making commuting a breeze. In addition, the property is within easy reach of several green spaces, including the picturesque Paddy Freeman's Park and Jesmond Dene, perfect for those who enjoy outdoor activities.

Briefly comprising to the ground floor: - entrance porch, bright and airy, open plan lounge dining room with French doors to the rear garden, a modern kitchen with fitted wall and floor units and a ground floor bedroom which is accessed off the lounge. To the first floor there are three good-sized bedrooms and a modern family bathroom WC with shower over the bath. The property further benefits from gas central heating and double glazing



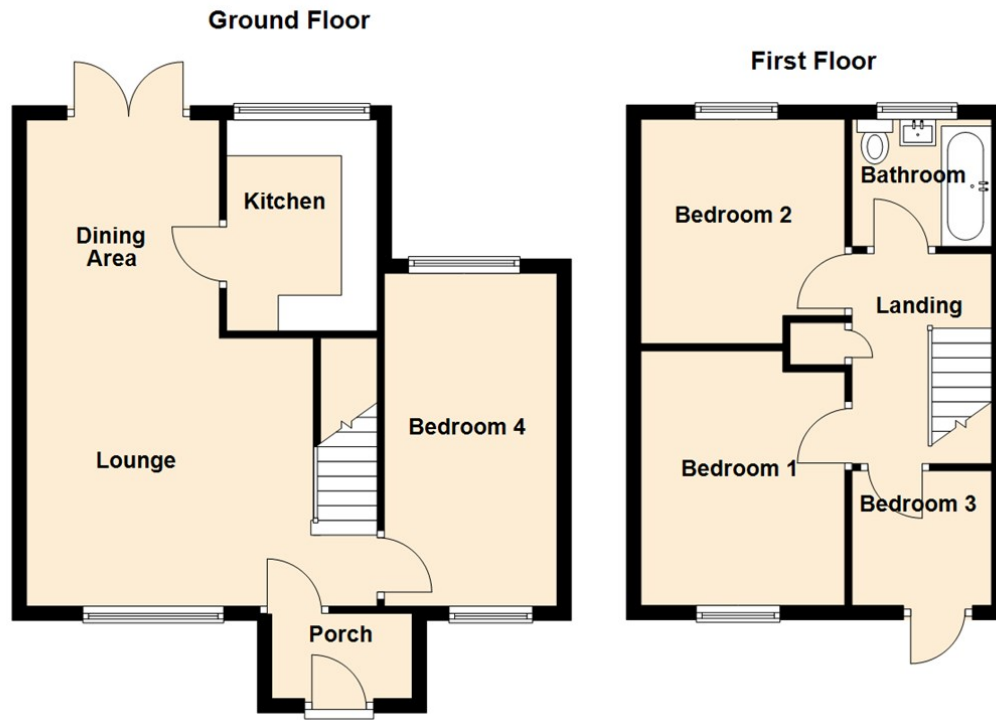
Externally there is a well-maintained garden to the front and a driveway for off street parking. There is also a charming garden to the rear with a patio area and lawn, a perfect space to relax in the warmer months.

For more information and to book your viewing, please call our Heaton branch on 0191 217 1122.

Tenure

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

Council Tax band *C*.



Lounge 16'1" x 12'4" (4.91 x 3.76)

Dining Area 8'11" x 10'0" (2.72 x 3.06)

Kitchen 6'10" x 9'8" (2.10 x 2.95)

Bedroom One 9'4" x 11'5" (2.85 x 3.50)

Bedroom Two 9'4" x 10'8" (2.85 x 3.27)

Bedroom Three 6'10" x 7'3" (2.10 x 2.21)

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

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

