





- Terraced House
- Two Bedrooms
- Lovely Rear Garden
- Popular Area
- Transport Links
- Well-Presented
- Modern Bathroom
- Off-Street Parking
- Local Facilities
- Council Tax Band \*B\*





**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/vIMHMgIW754> \*\***

## **TERRACED HOUSE | WELL-PRESENTED | TWO BEDROOMS**

Jan Forster Estates welcome to the sale market this lovely mid-terraced home, located in a popular residential area. This home will appear to a variety of buyers, including downsizers and first time buyers.

The area offers an ease of access to many local facilities- including Silverlink Retail Park, which enjoys a variety of shops, restaurants and a cinema, with more available via regular bus routes to the coast and Newcastle city centre. The Rising Sun Country Park is also nearby, for those who enjoy cycling, countryside walks and being out in nature.

This property briefly comprises to the ground floor: entrance porch, lounge which leads to the well-appointed kitchen diner with top and floor units, integrated appliances and access to the rear garden. Off the landing to the first floor, you are presented with two good-sized bedrooms and a modern family bathroom WC. Externally, there is a driveway to the front, providing off-street parking, and a lovely rear garden with patio and lawn areas- ideal for entertainment and alfresco dining during the long summer days. The property further benefits from gas central heating and double glazing.

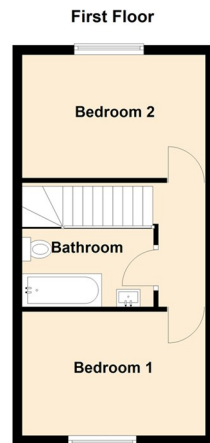
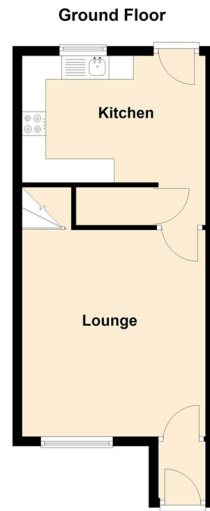
This home must be viewed to appreciate the accommodation on offer. For more information and to book your, please, call our High Heaton office on 0191 270 1122.

### **Tenure**

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

**Council Tax band \*B\***






Lounge 11'4" x 12'5" (3.46 x 3.81)

Kitchen 12'4" x 11'8" (3.77 x 3.58)

Bedroom One 12'6" x 8'8" (3.82 x 2.66)

Bedroom Two 12'6" x 11'2" (3.82 x 3.42)

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

## The difference between house and home

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