







- Two Bedrooms
- Modern Kitchen
- Off-Street Parking
- Good Transport Links
- Must Be Viewed
- Semi Detached House
- Private Garden
- Desirable Location
- No Upper Chain
- Call For More Information







Jan Forster Estates are delighted to present this charming semi-detached property which is situated on Crescent Way, a highly desirable and sought-after area within Forest Hall.

The location is surrounded by a wealth of amenities, including highly regarded schools, a variety of shops, and supermarkets. There are also excellent leisure facilities close by, such as Killingworth Lakeside Centre and Rising Sun Country Park. For those seeking further convenience, quick access to major routes make Newcastle city centre and the coastline easily accessible.

Briefly comprising ground floor:- entrance porch, bright and airy lounge, a modern kitchen with wall and floor units and dining room with French doors leading to the rear garden. To the first floor, there are two good-sized bedrooms; bedroom one with a bay window, and there is a three piece family bathroom WC with shower over the bath.

Externally, to the front, there is off-street parking with room for two vehicles, and to the rear a beautiful South-facing private garden which is perfect for entertaining during those long summer nights.

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

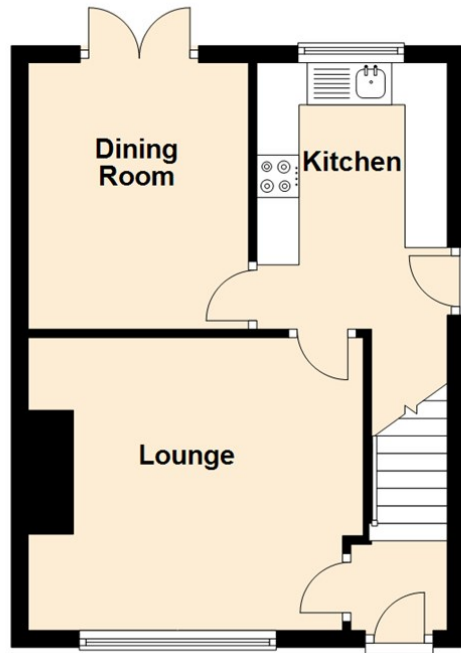
#### Tenure

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

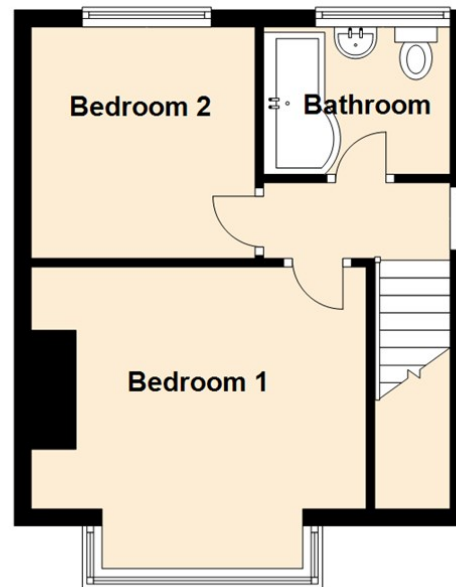
Council Tax band \*B\*.



**Ground Floor**



**First Floor**



Lounge 12'11" x 11'4" (3.95 x 3.47)


Dining Room 8'6" x 10'6" (2.61 x 3.21)

Kitchen 10'5" x 7'7" (3.18 x 2.32)

Bedroom One 9'4" x 12'11" (2.87 x 3.95)

Bedroom Two 9'1" x 8'7" (2.79 x 2.62)

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## The difference between house and home

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

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