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- Mid Terraced Home
- Well Presented
- Great Location
- Freehold
- Pedestrianised Street
- Three Bedrooms
- Front and Rear Gardens
- Close To Amenities
- Council Tax Band \*B\*
- Viewing A Must







\*\* Video Tour on our YouTube Channel | <https://youtu.be/TH7ISWmPJtQ>  
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This three-bedroom, mid-terraced property is positioned on a charming, pedestrianised street in Burn Avenue, Forest Hall, and is an ideal home for the growing family.

This property enjoys a prime location, surrounded by a wealth of local 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 makes Newcastle city centre and the coastline easily accessible.

Internally the property briefly comprises to the ground floor: - entrance hallway, spacious lounge dining room with a bay window and a log burning fire, and a modern kitchen with wall and floor units, integrated oven and hob, and access to the garage which also provides access out to the rear. To the first floor there is storage on the landing and there are three good-sized bedrooms along with a modern family bathroom WC with a shower over the L-shaped bath. Further benefits include gas central heating and double glazing.

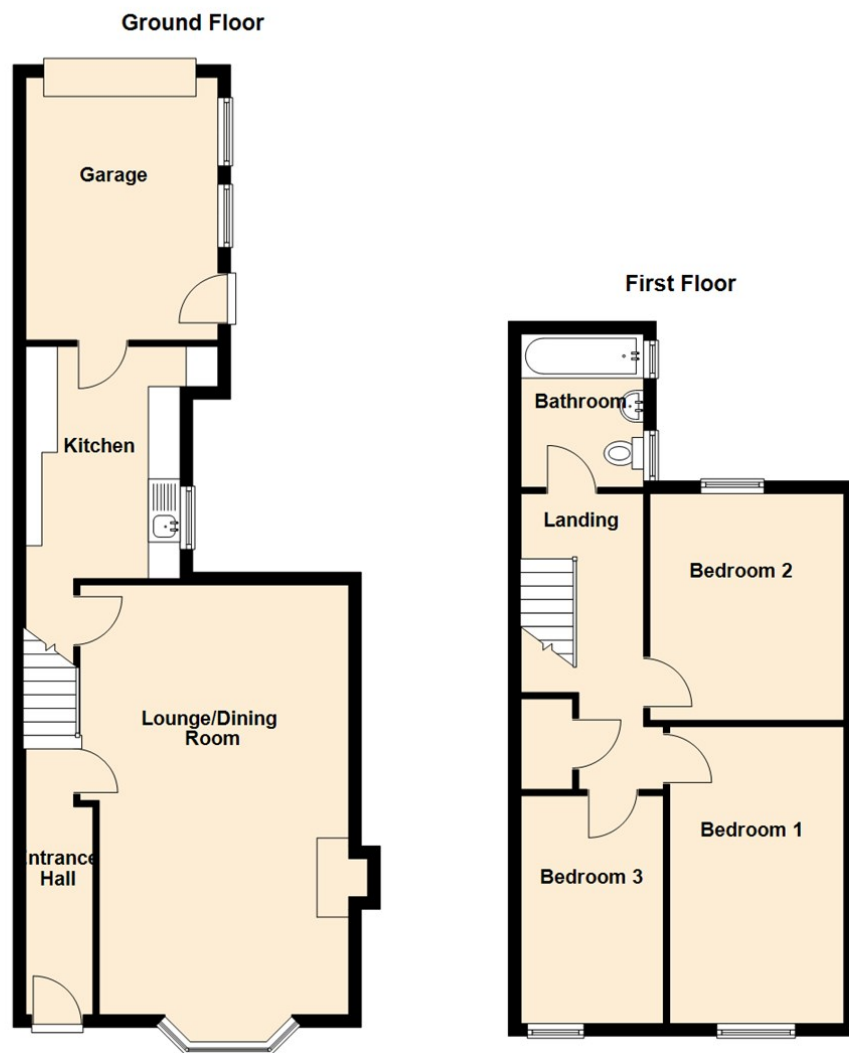
Externally there is a garden to the front and an easy to maintain, block paved rear courtyard with double gated access.

We anticipate a high level of interest on this delightful family home. To arrange a viewing or for more information please call 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 Dining Room 13'1" x 26'4" (4.00 x 8.04)

Kitchen 11'6" x 6'3" (3.51 x 1.93)

Bedroom One 10'2" x 13'5" (3.11 x 4.11)

Bedroom Two 10'6" x 10'9" (3.22 x 3.28)

Bedroom Three 10'1" x 7'0" (3.08 x 2.15)

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>72</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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