





- Semi Detached
- No Upper Chain
- Close To Amenities
- Council Tax Band *C*
- Viewing Recommended
- Three Bedroom Home
- Garage and Driveway
- Freehold
- Excellent Transport Links
- Call For More Information





Jan Forster Estates are delighted to present this charming three bedroom, semi-detached house situated on the ever desirable Derwentdale Gardens in High Heaton, offering accommodation which makes a fantastic family home. Offered for sale with the benefit of no upper chain.

The property enjoys a highly convenient location, situated within easy reach of a wide range of local amenities including well-regarded schools, a variety of shops and supermarkets, the renowned Freeman Hospital, the Department for Work and Pensions (DWP), and several attractive parks. Excellent public transport links provide quick and easy access to the vibrant Newcastle city centre, offering an even broader selection of amenities, dining, and entertainment options.

The accommodation briefly comprises to the ground floor: entrance hallway, space lounge and dining area, kitchen with fitted units and access to the rear. To the first floor there are three bedrooms, the main with fitted wardrobes and there is also a family shower room WC. Further benefits include gas central heating and double glazing.



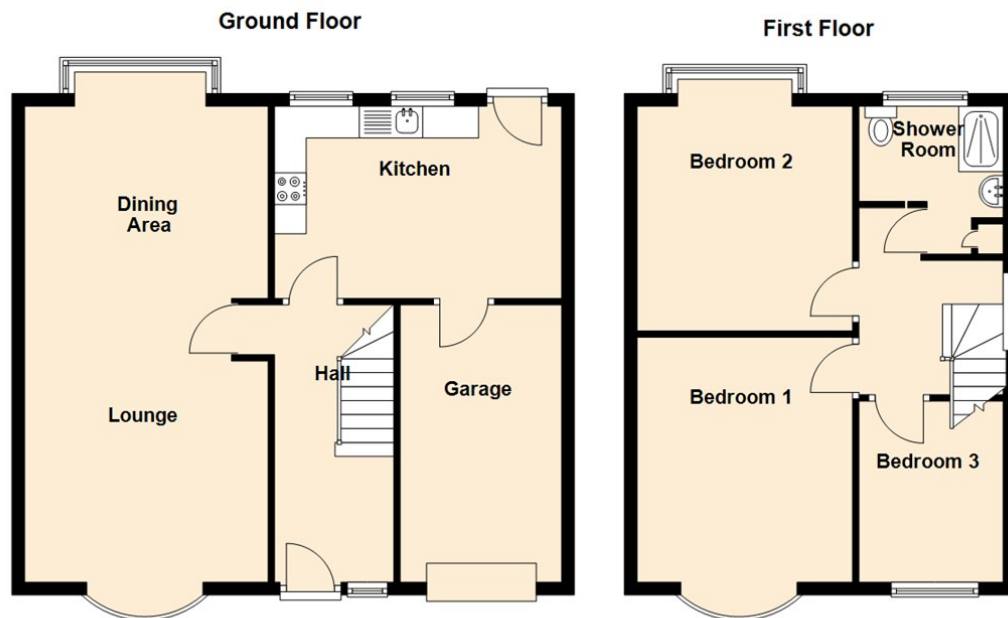
Externally there is a garden to the front along with a driveway leading to the attached garage. There is also a garden to the rear with a patio area and lawn. A perfect space to relax in the warmer months.

For more information and to book a viewing, 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 *C*



Lounge 12'7" x 10'10" (3.86 x 3.32)

Kitchen 14'9" x 9'5" (4.52 x 2.89)

Dining Room 12'9" x 12'7" (3.91 x 3.86)

Bedroom One 12'8" x 11'0" (3.88 x 3.37)

Bedroom Two 11'0" x 11'0" (3.37 x 3.36)

Bedroom Three 9'7" x 7'10" (2.94 x 2.41)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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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