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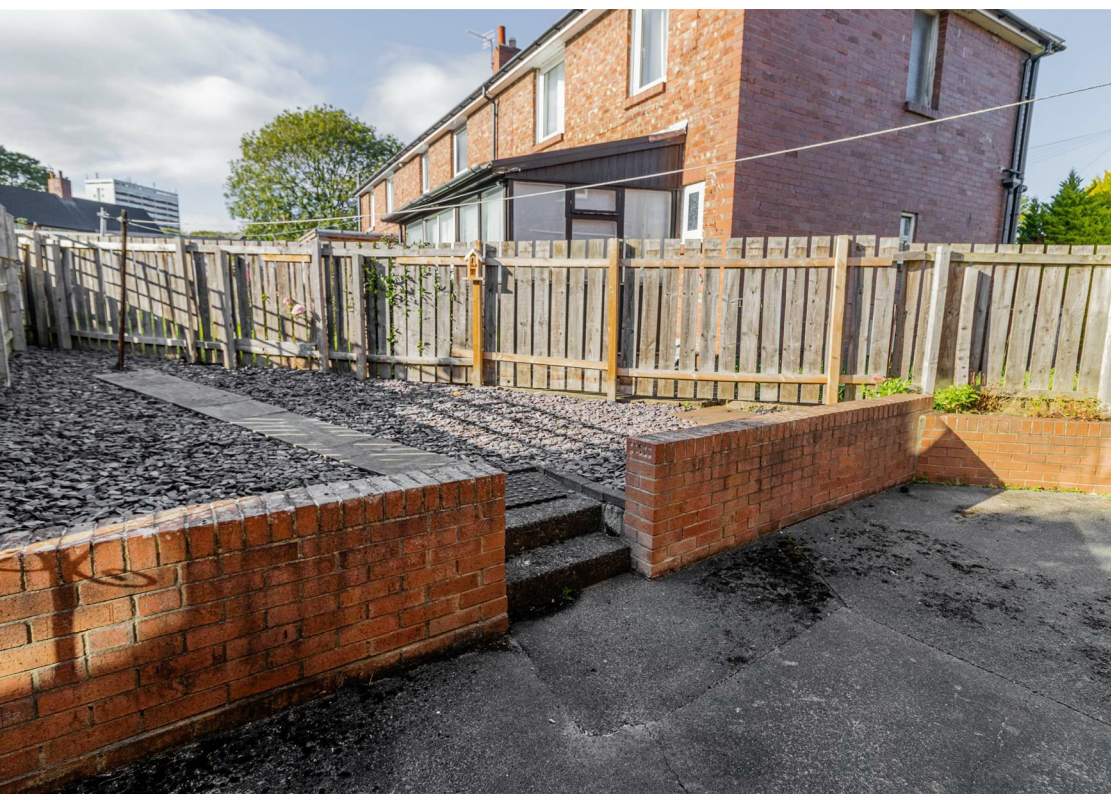


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- End-Of-Terrace House
- Well Presented
- Ground Floor WC
- Popular Area
- Transport Links
- Generous Corner Plot
- Three Bedrooms
- Detached Garage
- Local Facilities
- Council Tax Band: B







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

Jan Forster Estates present to the sale market this well-presented, end-of-terrace house, situated on a generous corner plot in High Heaton- popular residential area.

Positioned in a sought-after location, this property is well placed for a wide range of local amenities including shops, schools and scenic parks perfect for outdoor pursuits, while also benefiting from excellent transport links with regular bus services and easy access to the A1058 Coast Road, connecting directly to both the stunning coastline and Newcastle city centre.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, which provides access to a spacious lounge with feature fireplace and through to a well-appointed kitchen-diner fitted with a range of wall and base units and integrated appliances, along with access to a rear lobby that offers both a guest WC and direct access to the garden. To the first floor, a central landing gives way to three well-proportioned bedrooms and a family bathroom WC with useful storage.

Externally, the front elevation features a paved garden with lawn areas, a detached garage, and a driveway providing off-street parking for two vehicles. To the rear, there is an easily maintained garden.

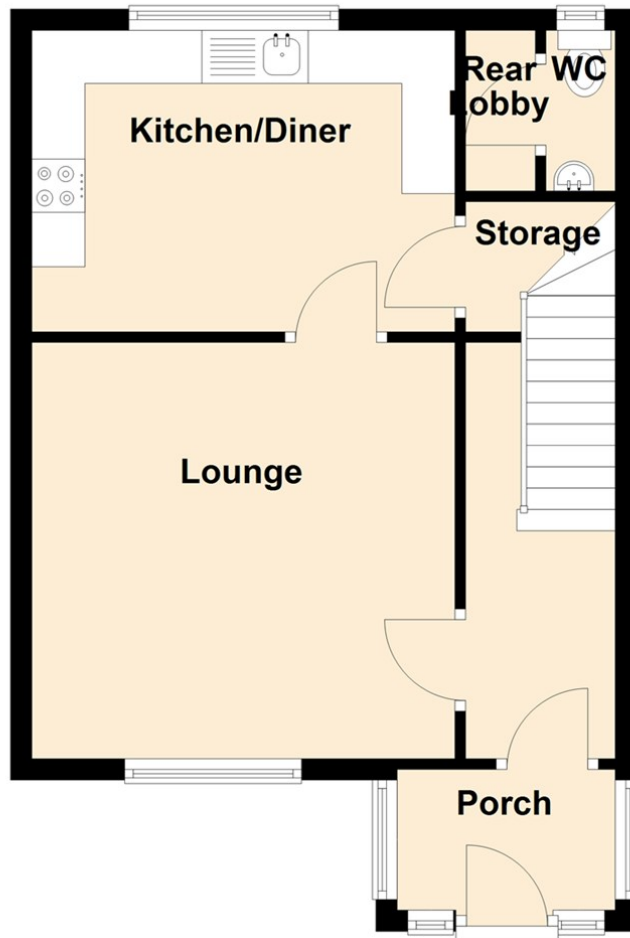
For more information and to book a viewing, please, call our sales team on 0191 270 1122.

#### 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



Lounge 12'11" x 12'9" (3.95 x 3.90)

Kitchen 14'6" x 9'3" (4.44 x 2.84)

Bedroom One 12'8" x 10'0" (3.88 x 3.05)

Bedroom Two 11'3" x 9'3" (3.43 x 2.84)

Bedroom Three 9'9" x 7'1" (2.99 x 2.18)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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