





3 2 1

- Semi Detached House
- Off Street Parking
- Ample Storage
- Close To Local Amenities
- Sought After Location
- Three Bedrooms
- Gardens to Front & Rear
- No Onward Chain
- Good Transport Links
- MUST BE VIEWED





Jan Forster Estates are delighted to welcome to the market this three bedroom semi detached house which will appeal to a variety of buyers, offered for sale with the benefit of no onward chain.

The property is close to many local amenities including schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises to the ground floor:- entrance hall, lounge opening up to the dining area, and kitchen with fitted wall and floor units,. To the first floor, there are three good sized bedrooms; the main bedroom with fitted wardrobes, and there is also a three piece family bathroom WC. The property further benefits from ample storage, gas central heating and double glazing.

Externally, to the front, there is a paved driveway providing off street parking for multiple vehicles, and to the rear there is a beautiful lawned garden. Perfect for entertaining during those long summer nights.

This lovely property really must be seen to be appreciated. Please note, this property is non-standard construction. For more information and to book a viewing, contact our sales team on 0191 270 1122.

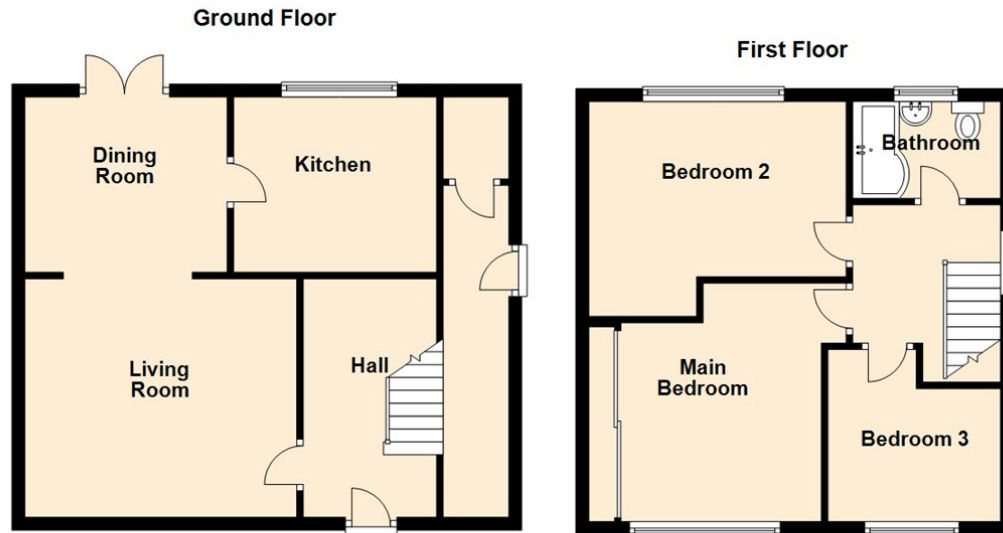
#### Tenure

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

Council Tax band \*A\*



Living Room 12'1" x 13'10" (3.70 x 4.22)  
 Dining Room 8'11" x 10'3" (2.72 x 3.14)  
 Kitchen 8'11" x 10'4" (2.72 x 3.15)  
 Bedroom One 12'1" x 5'9" (3.70 x 1.77)  
 Bedroom Two 10'11" x 13'1" (3.33 x 3.99)  
 Bedroom Three 8'9" x 8'9" (2.67 x 2.68)



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>		<b>76</b>
(55-68) <b>D</b>	<b>54</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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 High Heaton 0191 270 1122  
 Tynemouth 0191 257 2000  
 Low Fell 0191 487 0800  
 Property Management Centre 0191 236 2680



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

