





- Semi Detached Bungalow
- Two Bedroom Home
- Investment Opportunity
- In Need of Renovation
- Extended Accommodation
- Great Location
- Private Rear Garden
- Driveway & Garage
- Freehold Interest
- Video Tour Available





**** Video Tour on our YouTube Channel | <https://youtu.be/3lsVweOmrU4> ****

If you are a property speculator looking for your next project, this semi detached Bungalow could be the ideal investment for you. The accommodation is in need of a complete renovation but there is a great home there waiting to be created.

The property has undergone a substantial extension and briefly comprises:- hall, lounge open plan to dining area, kitchen/breakfast room with access to rear garden, three piece bathroom WC, and two bedrooms; the main bedroom with bay window. Externally there are well-maintained gardens to both the front and rear as well as a driveway and single garage to the front.

The property is located within a desirable area of Heaton, close to excellent local amenities and transport links. Chillingham Road and the A1058 Coast Road are all within easy striking distance so you have a direct route into Newcastle City Centre, the coast, and surrounding areas.

Viewings are highly recommended to see the full potential this property has to offer. For more information please call our High Heaton team on 0191 270 1122.

Tenure

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

Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.

Council Tax band *C*



Ground Floor



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.

Lounge 11'0" x 14'4" (3.36 x 4.39)

Dining Room 8'10" x 14'4" (2.71 x 4.39)

Kitchen 8'10" x 10'11" (2.71 x 3.35)

Breakfast Room 7'8" x 10'11" (2.36 x 3.35)

Bedroom One 10'11" x 10'5" (3.35 x 3.19)

Bedroom Two 11'7" x 10'11" (3.54 x 3.35)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Gosforth	0191 236 2070
Newcastle	0191 284 4050
Forest Hall	0191 605 3134
High Heaton	0191 270 1122
Low Fell	0191 487 0800
Tynemouth	0191 257 2000
Whitley Bay	0191 251 3000
Property Management Centre	0191 236 2680



www.janforsterestates.com

