



 Jan Forster

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Westerdale | Wallsend | NE28 8UB  
Guide Price £340,000



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 5       2       3

- Extended Property
- Three Bathrooms
- Orangery
- Integral Garage
- Viewing A Must
- Five Bedrooms
- Ideal Family Home
- Ample Parking
- Freehold
- Call For More Information



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\*\* Video Tour on our YouTube Channel | <https://youtu.be/NaCC255gw5E> \*\*

This beautifully extended five-bedroom semi-detached home is ideally situated in the popular Westerdale area of Wallsend. Perfectly suited for modern family living, the property combines generous living spaces with a practical layout and a wealth of desirable features.

The area is known for its family-friendly atmosphere and strong sense of community - a sought-after location for those looking to balance convenience with lifestyle. Residents enjoy easy access to local shops, leisure facilities, schools, and excellent transport links to Wallsend, Newcastle, North Shields, and surrounding areas. The scenic Rising Sun Country Park is also just a short distance away.

Upon entering, you are welcomed by a spacious hallway that leads into the lounge and a stunning open-plan kitchen and dining area. The adjacent utility room provides additional storage and laundry space and offers access to the rear. The bright and airy orangery, featuring a lantern roof and bi-folding doors, creates a tranquil space to relax while overlooking the garden. Also on the ground floor is a generous bedroom with an en suite shower room, ideal for guests. Upstairs, there are four well-proportioned bedrooms, including the main bedroom with an en suite shower room and ample storage space. Completing the floor is a modern family bathroom with WC, with a shower over the p-shaped bath. Additional benefits include gas central heating and double glazing.

Externally, the property features a driveway providing ample parking for multiple vehicles, leading to the integral garage. The rear garden boasts a generous artificial lawn, ideal for relaxing or entertaining during the warmer months.

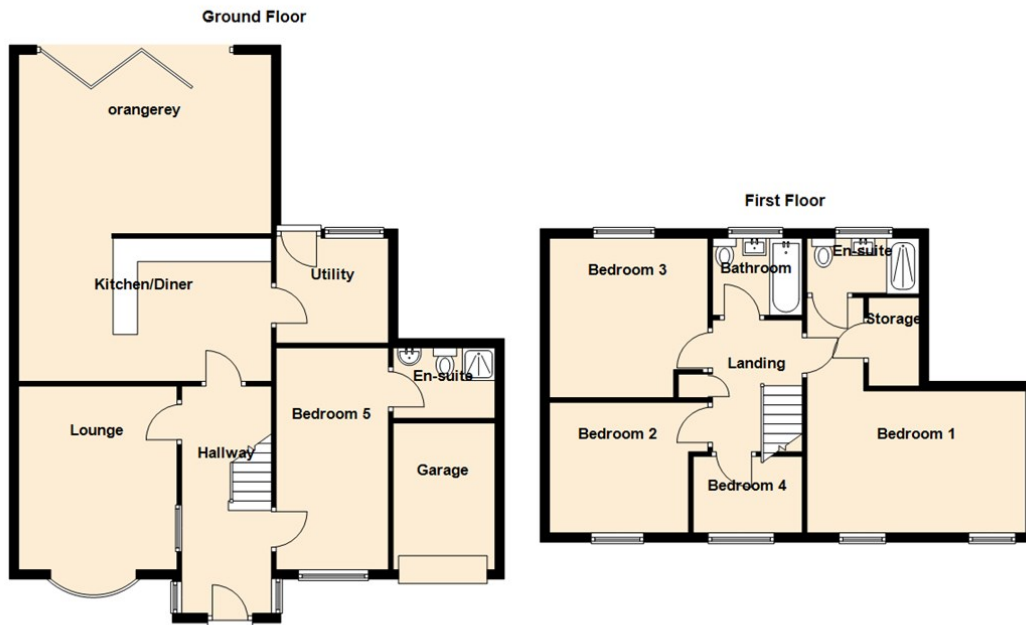
For more information and to arrange a viewing, please contact our sales team on 0191 236 2070.

#### Tenure

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

Council Tax Band: C





- Lounge 11'1" x 12'10" (3.40 x 3.93)
- Kitchen 10'0" x 17'10" (3.05 x 5.44)
- Utility Room 7'11" x 7'4" (2.42 x 2.24)
- Orangery 14'2" x 12'7" (4.33 x 3.86)
- Utility Room 7'11" x 7'4" (2.42 x 2.24)
- Bedroom One 16'1" x 16'5" (4.92 x 5.02)
- Bedroom Two 11'5" x 11'8" (3.50 x 3.56)
- Bedroom Three 11'5" x 11'2" (3.49 x 3.41)
- Bedroom Four 8'7" x 7'6" (2.62 x 2.30)
- Bedroom Five 16'9" x 7'11" (5.12 x 2.42)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



www.janforsterestates.com

