





 Jan Forster



- Popular Location
- Three Bedrooms
- Front and Rear Gardens
- Freehold
- Call For More Information
- Semi Detached
- Off Street Parking
- Close To Amenities
- Early Viewing Advised



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This well-presented, three-bedroom semi-detached home is situated on the popular Yewtree Gardens. The property is ideally suited to first-time buyers, growing families, and those seeking a well-connected residential location.

Walkerville is a highly regarded and established residential area, offering a range of excellent local amenities, highly rated schools, convenient transport links into Newcastle city centre, and a strong sense of community. Nearby green spaces and local shops further enhance its appeal to families, professionals, and those looking to downsize.

Internally, the accommodation briefly comprises a welcoming entrance hallway, a spacious lounge featuring a bay window, and a modern kitchen/dining room fitted with stylish wall and floor units, with French doors opening onto the rear garden. To the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom with a bay window, together with a contemporary family bathroom/WC with an overhead shower. Further benefits include gas central heating and double glazing throughout.

Externally, the property boasts a paved driveway to the front, providing off-street parking for several vehicles, while to the rear there is a generous garden, offering an excellent space for outdoor entertaining, family activities, and relaxation.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer. For further information, please contact our team on 0191 236 2070.

#### Tenure:

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

Council Tax Band: C



Lounge 11'11" x 13'4" (3.64 x 4.07)

Kitchen 9'8" x 18'8" (2.95 x 5.69)

Bedroom One 11'0" x 13'4" (3.36 x 4.07)

Bedroom Two 11'0" x 13'1" (3.36 x 3.99)

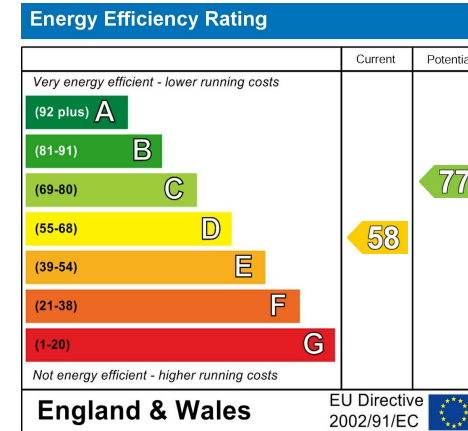
Bedroom Three 9'8" x 7'5" (2.95 x 2.27)

## The difference between house and home

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