





2



1



1

- Sought After Location
- Two Bedrooms
- Front and Rear Gardens
- Close To Shops
- Council Tax Band: B
- Semi Detached Bungalow
- No Onward Chain
- Driveway and Garage
- Freehold
- Viewing Essential





Situated in the ever-popular Woodlands Park, this delightful semi-detached bungalow offers comfortable, low-maintenance living, making it ideal for those looking to downsize or enjoy single-level accommodation in a peaceful yet convenient setting. Offered for sale with the benefit of no onward chain.

Canterbury Way is a highly sought-after location, and this property occupies a prime position just metres from the local doctors' surgery and library. It is also within a short stroll of nearby shops and the village church, offering both convenience and a strong sense of community. Further amenities can be found in Gosforth and Newcastle city centre, both of which are easily accessible via regular bus services and excellent road links including the A1 motorway.

The accommodation includes a welcoming entrance hallway which leads into a bright and spacious lounge with a bay window. There are two well-proportioned bedrooms, with a useful lean-to accessed from the main bedroom. The bathroom features a three-piece suite, and the kitchen provides internal access to the garage, offering practical everyday living. The property also benefits from gas central heating and double glazing throughout.

Externally, there are well-maintained, attractively stocked gardens to the front and rear, creating pleasant outdoor spaces to enjoy. A driveway provides off-street parking and leads to the single garage.

We anticipate a high level of interest in this delightful property. Please call our Gosforth branch on 0191 236 2070 for more information or to arrange your viewing.

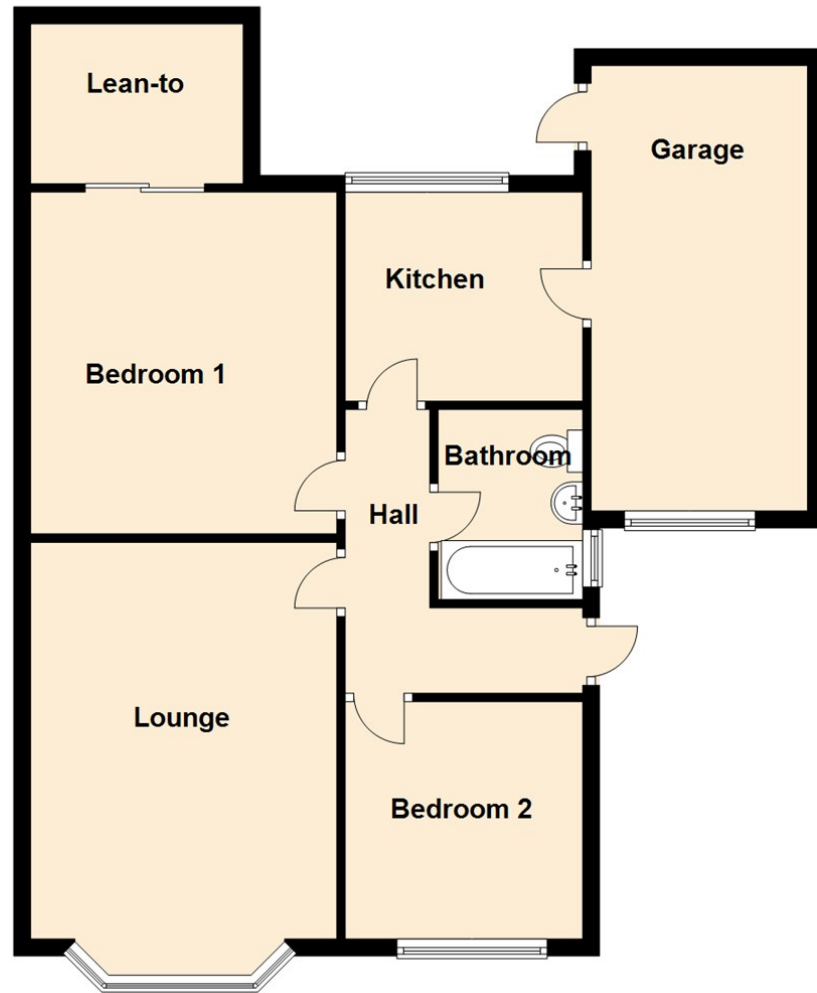
Tenure

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

Council Tax band: B



Ground Floor



Lounge 14'11" x 11'10" (4.56 x 3.63)

Kitchen 8'2" x 9'3" (2.51 x 2.83)

Bedroom One 11'11" x 12'11" (3.65 x 3.96)

Bedroom Two 9'10" x 9'3" (3.02 x 2.83)

Lean-To 7'1" x 7'8" (2.16 x 2.36)

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

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.



www.janforsterestates.com

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

