





- Semi-Detached House
- Three Bedrooms
- Handy Utility
- Garage & Driveway
- Transport Links
- Popular Residential Area
- Lounge-Diner
- Front & Rear Gardens
- Local Facilities
- Council Tax Band *C*





Jan Forster Estates welcome to the sale market this three-bedroom, semi-detached home on Cornhill Avenue, in Fawdon - a popular residential area. Offered for sale with the benefit of no upper chain.

The property is positioned close to a good range of local amenities, including well-regarded schools and supermarkets, with further facilities available on Gosforth High Street, Kingston Park Retail Park and Newcastle city centre via regular bus routes and the metro service. Additionally, the A1 motorway is just minutes away, offering direct access to regional destinations and making travel by car straightforward and efficient.

This home briefly comprises to the ground floor: entrance porch, hallway, generous lounge-diner featuring an attractive fireplace and sliding doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. There is a well-appointed kitchen with wall and base units, complemented by a convenient door to the adjoining utility room, which also offers additional rear access. Off the landing to the first floor, you are presented with three bedrooms- the main one benefitting from built-in wardrobes. You can also find the family bathroom WC and a separate WC for convenience.

Externally to the front, there is a well-kept lawn garden with a driveway offering off-street parking, and an attached garage. To the rear, you can find a charming garden with patio and lawn areas- ideal for entertainment and alfresco dining during the long summer days.

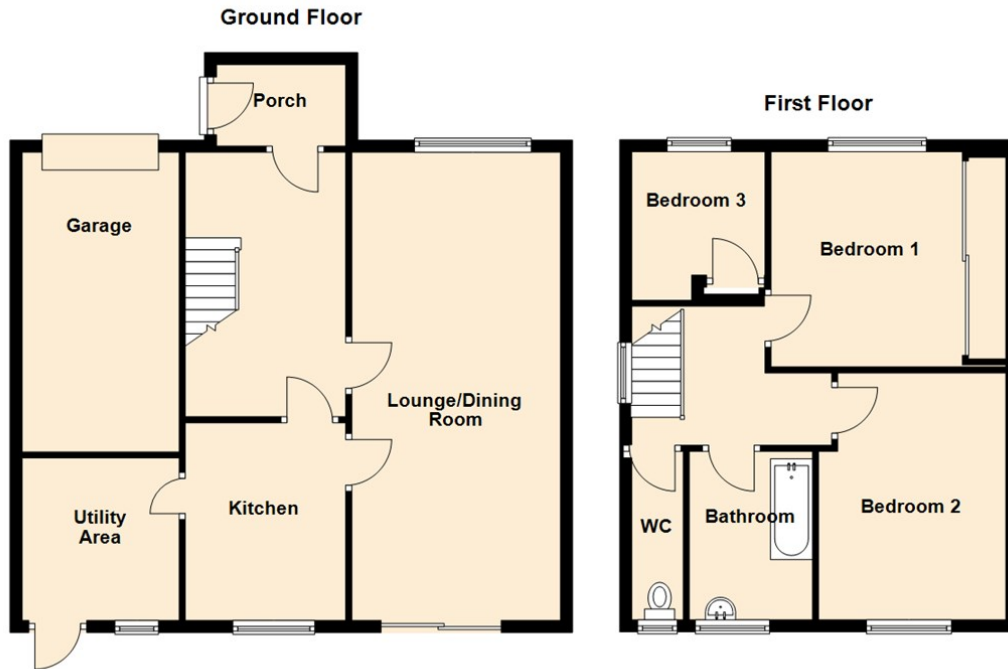
For more information and to book a viewing, please, call our Gosforth office on 0191 236 2070.

Tenure

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

Council Tax band *C*.





Lounge 25'9" x 11'5" (7.87 x 3.49)

Kitchen 10'7" x 8'9" (3.23 x 2.69)

Utility Room 8'10" x 8'7" (2.70 x 2.63)


Bedroom One 10'5" x 8'10" (3.20 x 2.70)

Bedroom Two 11'9" x 9'4" (3.60 x 2.86)

Bedroom Three 6'8" x 6'1" (2.04 x 1.87)

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070



www.janforsterestates.com

