



 Jan Forster

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Magnolia Drive | Blakelaw | Newcastle Upon Tyne | NE5 3QF

Price £275,000



4 2 2

- Three Storey Living
- Two Bathrooms
- Ground Floor WC
- Detached Garage
- Viewing Essential
- Four Bedrooms
- Great Family Home
- Off Street Parking
- Freehold
- Call For More Information





This modern four-bedroom, three-storey semi-detached townhouse is ideally located on Magnolia Drive, Blakelaw, and offers spacious, flexible accommodation well suited to families and professionals alike.

The accommodation briefly comprises a welcoming entrance hallway, a convenient ground floor WC, a fitted kitchen, and a generously sized lounge with French doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom WC. The second floor is dedicated to an impressive principal bedroom suite, benefiting from an en-suite shower room and useful built-in storage. The property further benefits from gas central heating and double glazing throughout.

Externally, the home enjoys an easy-to-maintain town garden to the front, along with a block-paved driveway providing off-street parking and access to a detached garage. To the rear is a private garden featuring a good-sized lawn, ideal for outdoor enjoyment.



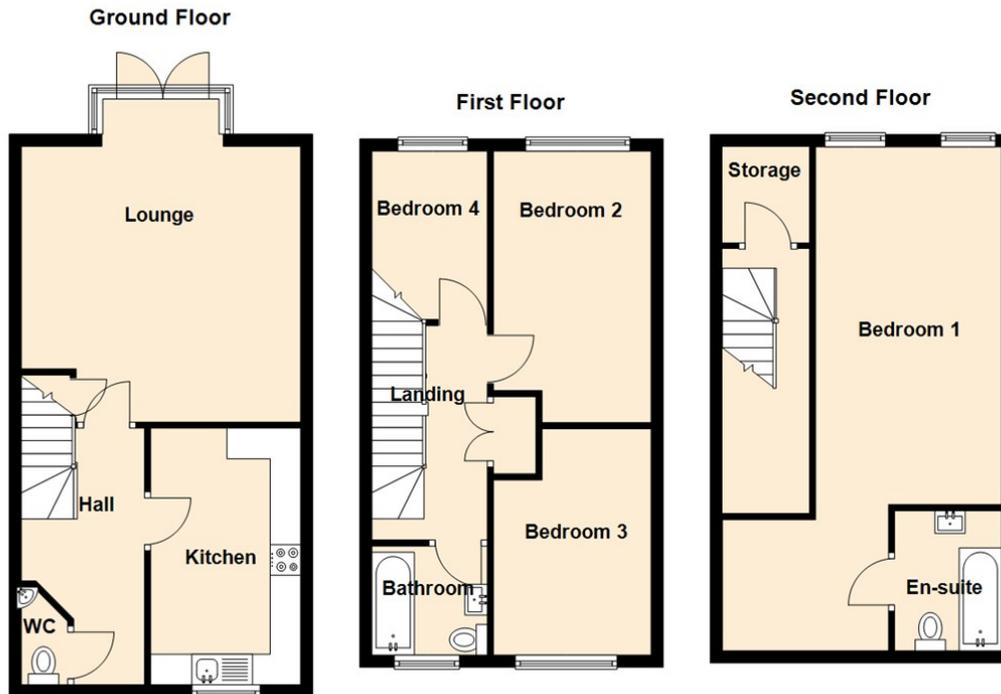
The location offers excellent access to a wide range of local amenities, including supermarkets, well-regarded schools, and attractive green spaces such as Blakelaw Park. Outstanding transport links are close at hand, with frequent bus services and easy access to the A1, A69, and Central Motorway, making this an ideal choice for commuters. St James Retail Park is just minutes away, providing a variety of shopping and dining options, while Newcastle city centre, the Town Moor, and key public transport hubs are all within easy reach.

For further information or 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 14'9" x 15'1" (4.51 x 4.61)

Kitchen 13'9" x 8'0" (4.20 x 2.45)

Bedroom One 27'0" x 11'3" (8.23 x 3.44)

Bedroom Two 12'5" x 8'6" (3.80 x 2.61)

Bedroom Three 8'6" x 12'2" (2.61 x 3.73)

Bedroom Four 8'11" x 6'3" (2.74 x 1.91)

## 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>		<b>95</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(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



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