



 Jan Forster

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Lynton Place | Blakelaw | Newcastle Upon Tyne | NE5 3TH

Offers Over £170,000



- Great Location
- Semi Detached Home
- Driveway and Garage
- Freehold
- Viewing Recommended
- Three Bedrooms
- Ideal For Families
- Front and Rear Gardens
- Close To Amenities
- Call For More Information





This attractive semi-detached home is located on Lynton Place and features three well-proportioned bedrooms. Set within a quiet and pleasant cul-de-sac, it is perfectly suited to families and professionals alike.

Ideally positioned, the property benefits from easy access to a wide range of local amenities, including well-regarded schools and St James' Retail Park. Excellent transport links are close at hand, with the A1 motorway providing convenient connections for commuting and leisure travel, while regular public transport services offer direct access to Newcastle City Centre.

The accommodation briefly comprises a welcoming entrance hallway leading into a spacious open-plan lounge and dining room, providing a bright and versatile living space. The fitted kitchen offers stylish units providing ample storage and worktop space and benefits from a patio door opening directly onto the rear garden. To the first floor are three well-proportioned bedrooms and a modern bathroom WC, complete with an overhead shower and stylish vanity storage. The property further benefits from gas central heating and double glazing throughout.

Externally, there is a front garden with driveway providing off-street parking and access to the attached garage. To the rear, a private garden offers an excellent space for relaxation and entertaining.

For more information or to arrange your viewing, please contact our Gosforth branch on 0191 236 2070.

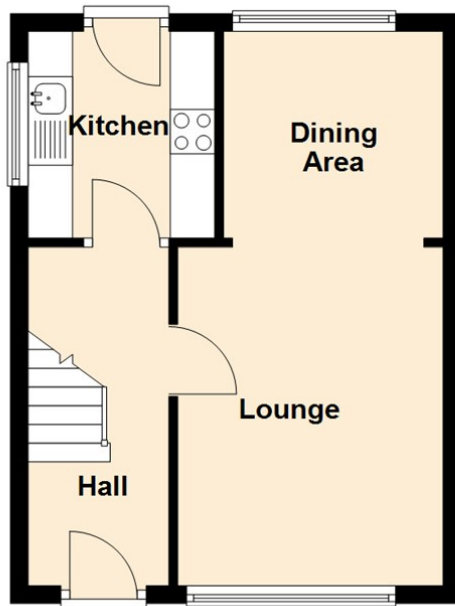
#### Tenure

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

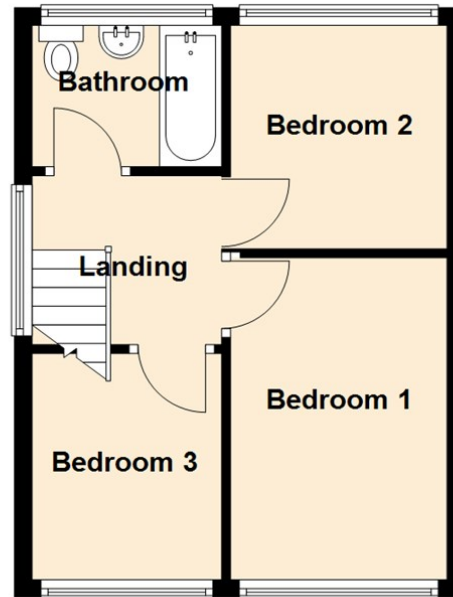
Council Tax Band: A.



**Ground Floor**



**First Floor**



Lounge 11'1" x 13'1" (3.39 x 3.99)

Dining Area 9'4" x 9'8" (2.86 x 2.96)

Kitchen 9'10" x 7'4" (3.02 x 2.24)

Bedroom One 10'5" x 13'1" (3.18 x 4.00)

Bedroom Two 10'5" x 9'3" (3.20 x 2.84)

Bedroom Three 6'5" x 10'0" (1.97 x 3.05)

## 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>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	



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**Contact Us: 0191 236 2070**

