



 Jan Forster

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Salters Close | Gosforth | Newcastle Upon Tyne | NE3 5BL  
Offers Over £195,000



- Popular Location
- No Upper Chain
- Ideal First Time Buy
- Close to Amenities
- Viewing Recommended
- Three Bedrooms
- Mid Link Home
- Front and Rear Gardens
- Freehold
- Call For More Information





\*\* Video Tour on our YouTube Channel | [https://youtu.be/tCg7S\\_Wh4j8](https://youtu.be/tCg7S_Wh4j8)  
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We are delighted to welcome to the market this three-bedroom mid-link home, ideally positioned within a desirable residential area, close to excellent transport links and local amenities. The property is offered for sale with the benefit of no upper chain, making it an ideal purchase for first-time buyers, families, or investors alike.

Internally, the property briefly comprises: an entrance lobby leading into a spacious lounge and dining area, which flows seamlessly into a fitted kitchen complete with a range of wall and floor units, integrated oven and hob, and access to the rear garden. To the first floor, there are three well-proportioned bedrooms and a modern shower room WC. The home further benefits from gas central heating and double glazing throughout.

Externally, the property boasts mature gardens to both the front and rear, providing pleasant outdoor space ideal for relaxing or entertaining.



Garden Village is very central and has a wealth of amenities and activities on the doorstep. You are within walking distance to two Metro stations (South Gosforth & Regent Centre), supermarkets, and also have the village tennis court, bowling green, community hall, and Gosforth golf club as well as off-road walks to the nature reserve.

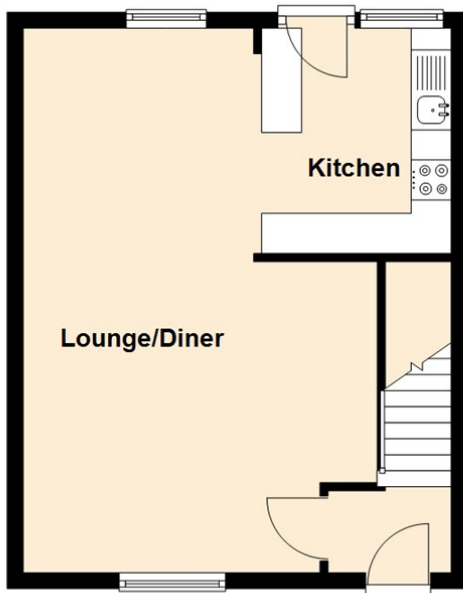
To book your viewing or for more information, please call our Gosforth branch on 0191 236 2070.

#### Tenure

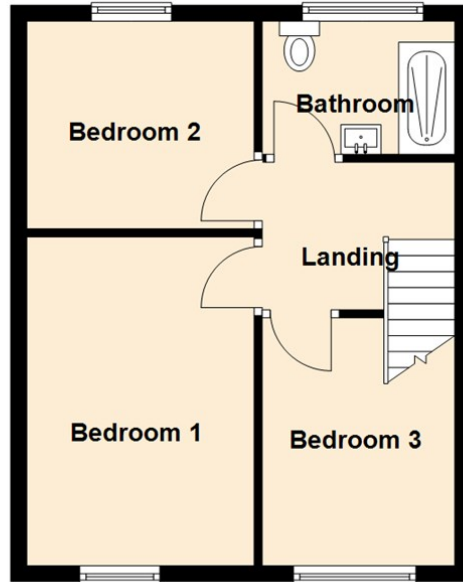
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: B

Ground Floor



First Floor



Lounge 22'2" x 12'11" (6.77 x 3.96)

Kitchen 7'7" x 9'2" (2.32 x 2.80)


Bedroom One 13'5" x 9'4" (4.11 x 2.85)

Bedroom Two 9'4" x 8'6" (2.85 x 2.61)

Bedroom Three 10'7" x 6'6" (3.25 x 2.00)

## 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>		
(69-80) <b>C</b>	74	80
(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 	



[www.janforsterestates.com](http://www.janforsterestates.com)

Contact Us: 0191 236 2070

