



 Jan Forster

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Newmarket Close | North Gosforth | Newcastle Upon Tyne | NE13 6QH

Offers In Excess Of £269,950



 Jan Forster



- Semi-Detached House
- Three Bedrooms
- Detached Garage
- Prime Position
- Transport Links
- Well-Presented
- Ensuite Facility
- Driveway
- Local Facilities
- Council Tax Band: C



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Jan Forster Estates are delighted to welcome to the market this beautifully presented three-bedroom semi-detached family home, ideally located within the ever-popular North Gosforth on Newmarket Close. Occupying a prime position within the development.

The area is known for its excellent range of local amenities, well-respected schools, green open spaces, and strong community feel. The property is conveniently situated close to local shops, parks, and a post office, with further amenities, cafés, and restaurants available in Gosforth High Street and Newcastle city centre. There are excellent transport links nearby, including regular bus services and easy access to major road networks, making this an ideal location for commuters.

The accommodation briefly comprises: an entrance hallway, a spacious and welcoming lounge, and an impressive fitted kitchen/family room featuring stylish units, integrated oven and hob and French doors opening onto the rear garden - perfect for modern family living and entertaining. There is also a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. Completing the accommodation is a contemporary family bathroom with a power shower over the bath. The property further benefits from upgraded fixtures and fittings including tiling and flooring, and also has gas central heating and double glazing throughout.



Externally, the property offers a low-maintenance garden to the front, a driveway providing off-street parking leading to a detached garage, and a beautifully landscaped split-level rear garden with a quality patio area, lawn, electric power points and an outside tap.

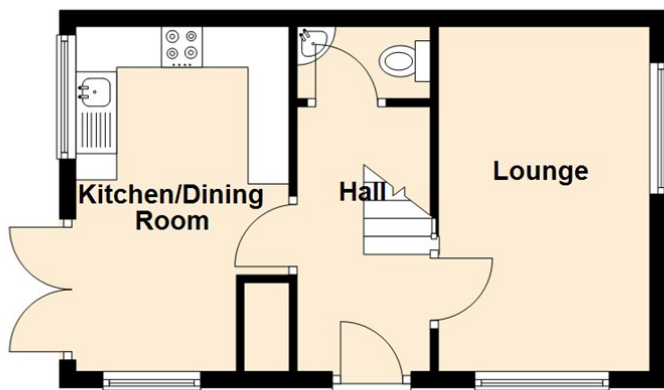
Early viewings come highly recommended. For more information, please call our Gosforth branch on 0191 236 2070.

Tenure

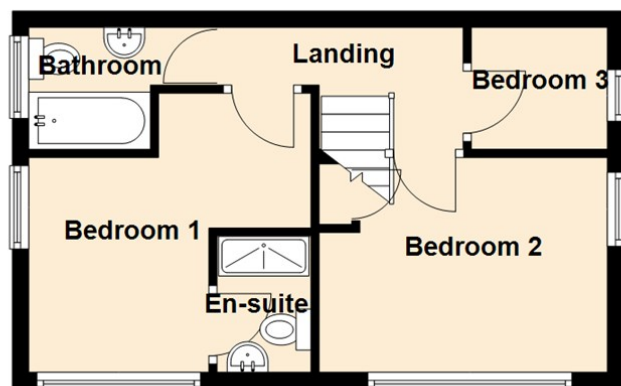
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: C

Ground Floor



First Floor



Lounge 16'5" x 10'7" (5.01 x 3.24)

Kitchen Dining Room 16'5" x 10'7" (5.01 x 3.25)

Bedroom One 14'0" x 13'0" (4.29 x 3.98)

Bedroom Two 10'7" x 12'6" (3.23 x 3.82)

Bedroom Three 7'2" x 6'10" (2.20 x 2.10)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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www.janforsterestates.com

Contact Us: 0191 236 2070

