



 Jan Forster

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Broomley Walk | Red House Farm | Newcastle Upon Tyne | NE3 2BH

Offers Over £279,950



 Jan Forster



- Semi Detached
- Gardens Front, Side & Rear
- Off Street Parking
- Close To Amenities
- Double Glazed
- Three Bedrooms
- Modern Decor
- Great Family Home
- Gas Central Heating
- Must Be Viewed



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** Video Tour on our YouTube Channel | <https://youtu.be/TosspHmyjRA> **

Jan Forster Estates are delighted to present for sale this beautifully maintained and generously proportioned three-bedroom semi-detached home, pleasantly situated on Broomley Walk within the ever-popular Red House Farm development.

The property enjoys convenient access to a range of local amenities and facilities, with more extensive shopping, dining and leisure options available in nearby Gosforth. Excellent transport links are close at hand, including regular bus services, Metro access and swift connections to the A1 Motorway, making this an ideal location for commuters.

Internally, the accommodation is both stylish and versatile. An entrance porch leads into a welcoming hallway, which in turn opens into a bright and comfortable lounge featuring a bay window and an attractive wood-burning stove, creating a warm and inviting focal point. To the rear of the property is an impressive open-plan kitchen and dining area, fitted with elegant shaker-style units, a central island and French doors that provide seamless access to the rear garden - perfect for modern family living and entertaining.

The first floor offers three well-proportioned bedrooms, all presented to a good standard, along with a contemporary three-piece family bathroom featuring a modern suite and overhead shower. Further benefits include gas central heating and double glazing throughout.

Externally, the home continues to impress with gardens to the front, side and rear, offering ample outdoor space. There is also a block paved driveway to the front for convenient off street parking.

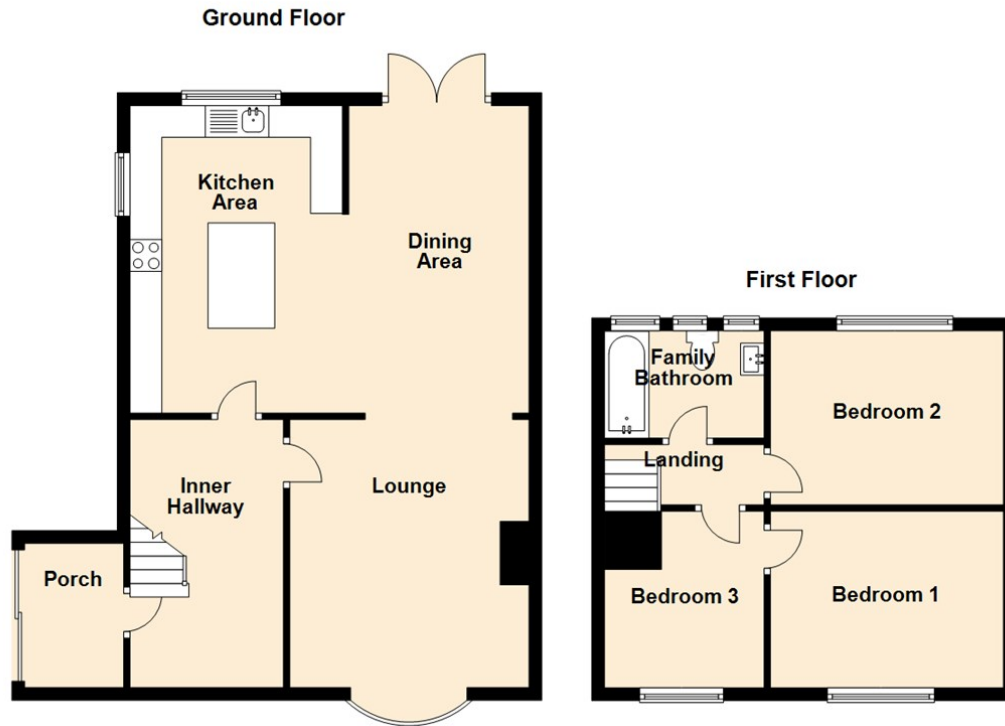
Early viewing is highly recommended to fully appreciate the quality, space and location on offer. For further information or to arrange a viewing, please contact our team on 0191 236 2070.

Tenure:

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

Council Tax Band: C





- Lounge 14'1" x 12'5" (4.30 x 3.79)
- Breakfasting Kitchen 10'10" x 15'9" (3.31 x 4.81)
- Dining Area 15'11" x 9'3" (4.87 x 2.83)
- Bedroom One 12'0" x 11'0" (3.66 x 3.36)
- Bedroom Two 9'0" x 11'0" (2.75 x 3.37)
- Bedroom Three 9'2" x 8'8" (2.80 x 2.66)

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		83
(69-80) C	71	
(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	

Contact Us: 0191 236 2070



www.janforsterestates.com

