



 **Jan Forster**

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Emblehope Drive | Gosforth | Newcastle Upon Tyne | NE3 4RW

Price £72,500



- Sought After Location
- Two Bedroom Bungalow
- Front and Rear Gardens
- Leasehold
- Private Residents ONLY
- Parking
- Rare To The Market
- 50% SHARED OWNERSHIP
- Close To Amenities
- Viewing Recommended
- Call For more Information





Jan Forster Estates are delighted to welcome to the market this well-presented two-bedroom semi-detached bungalow, pleasantly positioned on Emblehope Drive in Gosforth. The property is offered for sale under the Leasehold for the Elderly Scheme, available to purchasers aged 55 years or over, allowing the purchase of a 50% share in the home.

The property is situated within the highly regarded Gosforth area, offering a pleasant residential setting while remaining conveniently close to a wide range of local amenities. Nearby Kenton provides additional shopping and leisure facilities, and there are excellent transport links including local bus routes and easy access to the A1, making travel across Newcastle and beyond straightforward. Gosforth High Street, with its selection of shops, cafés and services, is also within easy reach.

Internally, the accommodation briefly comprises an entrance hallway, a spacious main bedroom featuring a bay window, and a bright and airy lounge/dining room with patio doors opening onto the rear garden. The kitchen is fitted with a range of units and offers further access to the rear of the property. There is also a second bedroom and a family bathroom WC. The home further benefits from electric heating and double glazing throughout.

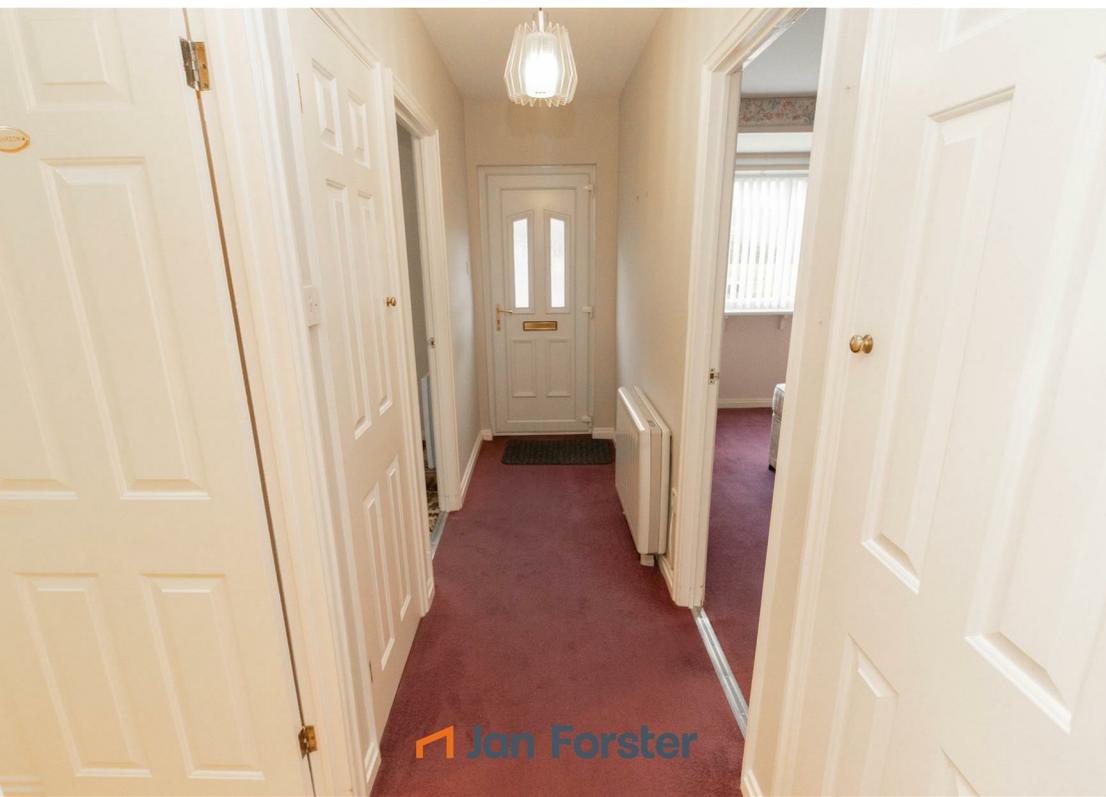
Externally, there is an easy-to-maintain garden to the front, while to the rear there is a pleasant garden with patio area and lawn. The development also benefits from private residents ONLY parking.

For more information and to book a viewing please call our Gosforth team on 0191 236 2070.

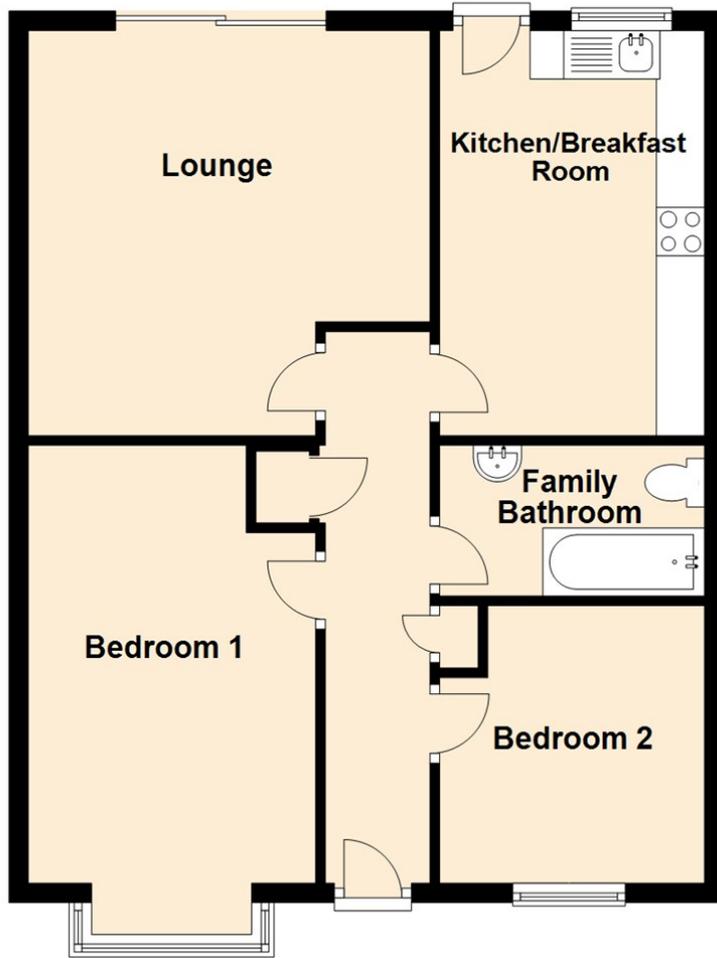
#### Tenure

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

Council Tax Band: C



## Ground Floor



Lounge 13'8" x 15'10" (4.17 x 4.84)

Kitchen 9'0" x 13'7" (2.76 x 4.16)

Bedroom One 12'7" x 9'10" (3.89 x 3.02)

Bedroom Two 9'0" x 9'4" (2.76 x 2.87)

## 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>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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



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

