



 Jan Forster

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Lilac Crescent | Newcastle Upon Tyne | NE5 3QU
Price £149,950



2 1 1

- Semi-Detached House
- Two Bedrooms
- Ground Floor WC
- Local Facilities Nearby
- Viewing Recommended
- Well-Presented
- Private Rear Garden
- Off-Street Parking
- Great Transport Links
- Call For More Information





Jan Forster Estates welcome to the sales market this very well-presented semi-detached home on Lilac Crescent in City Edge. Offered for sale with the benefit of no upper chain.

City Edge is only a short drive from Newcastle city centre and provides great access to the central Motorway, A1, and an abundance of public transport and local amenities. You can enjoy green open-space walks at Newcastle Town Moor- just five minutes from your doorstep or explore hiking trails and a play area at Exhibition Park- perfect for a family day out.

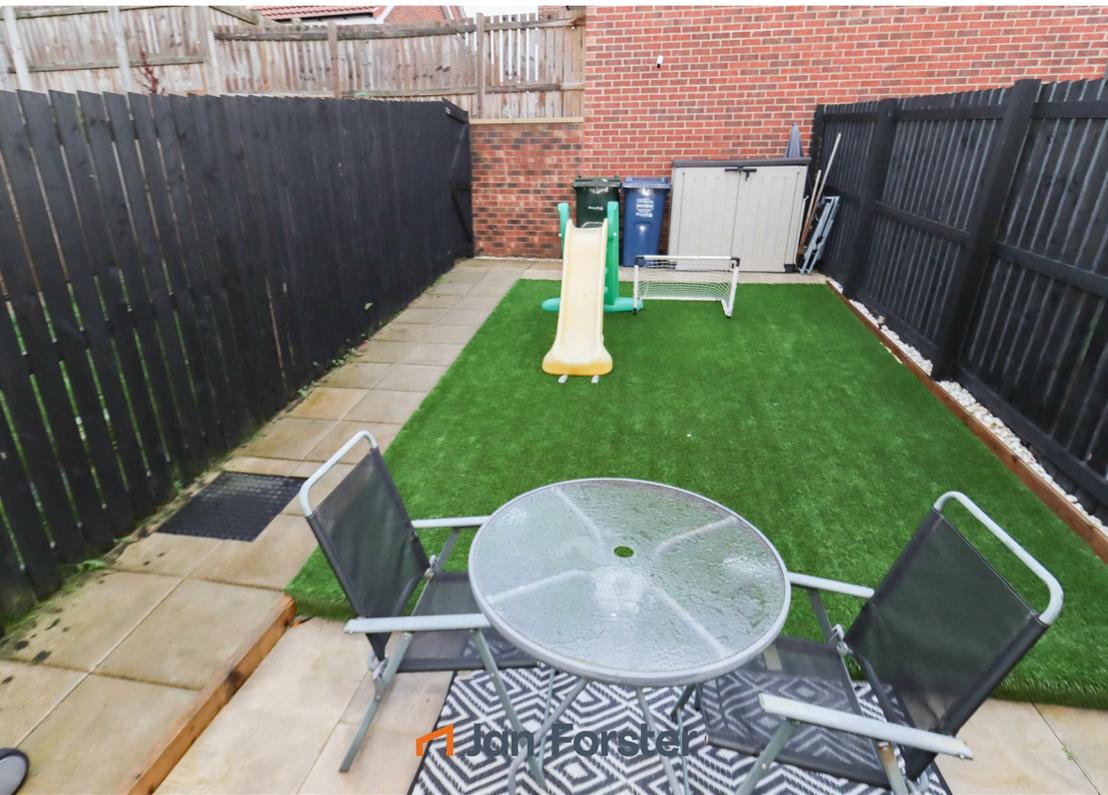
The property briefly comprises to the ground floor: lounge, very well-appointed kitchen with top and floor units, and integrated appliances, and it opens onto the private rear garden via French doors. There is also a handy ground floor WC. Off the landing to the first floor, you are presented with two good-sized bedrooms and the modern family bathroom WC. Externally, there is a charming garden to the rear and parking to the front of the property.

This home must be viewed to appreciate the accommodation on offer. For more information and to book a viewing, please, call our Gosforth office on 0191 236 2070.

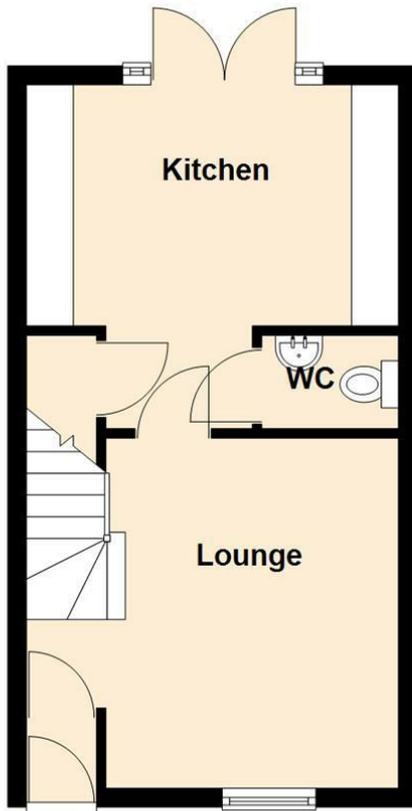
Tenure

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

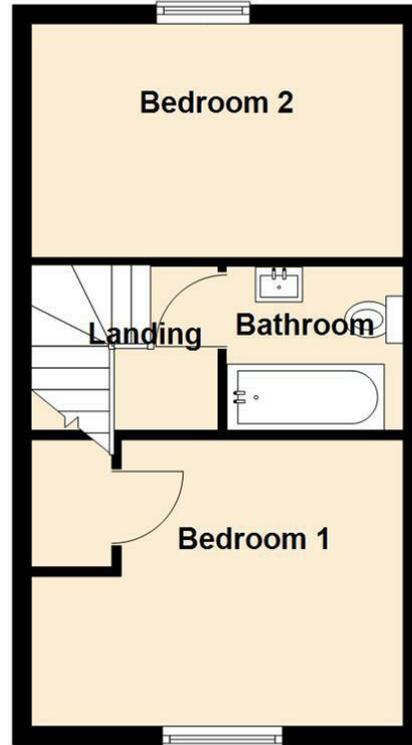
Council Tax band: B



Ground Floor



First Floor



Lounge 13'4" x 11'11" (4.07 x 3.64)

Kitchen 12'10" x 7'10" (3.92 x 2.40)

Bedroom One 12'10" x 9'4" (3.93 x 2.86)

Bedroom Two 12'9" x 7'1" (3.91 x 2.17)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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