



 Jan Forster

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Hauxley Drive | Fawdon | Newcastle Upon Tyne | NE3 2SQ
Offers Over £260,000



- Great Location
- Three Bedrooms
- Front and Rear Gardens
- Close To Amenities
- Viewing Recommended
- Ideal Family Home
- Ample Storage Space
- Off Street Parking
- Freehold
- Call For More Information





Situated in this popular and well-established residential location on Hauxley Drive, Fawdon, this well-presented, three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families.

The ground floor features a welcoming entrance porch, hallway, lounge diner with patio doors opening onto the rear garden, creating a pleasant connection between the living space and outdoors. There is also a fitted kitchen and a useful utility area, adding further practicality to the home.

To the first floor are three well-proportioned bedrooms and a modern family bathroom with four-piece suite. The property benefits from gas central heating and double glazing throughout.

Externally, the property boasts a generous driveway providing off-road parking, while the extensive rear garden offers excellent outdoor space for families, entertaining or simply enjoying the garden during the warmer months. The former garage is currently used for storage.



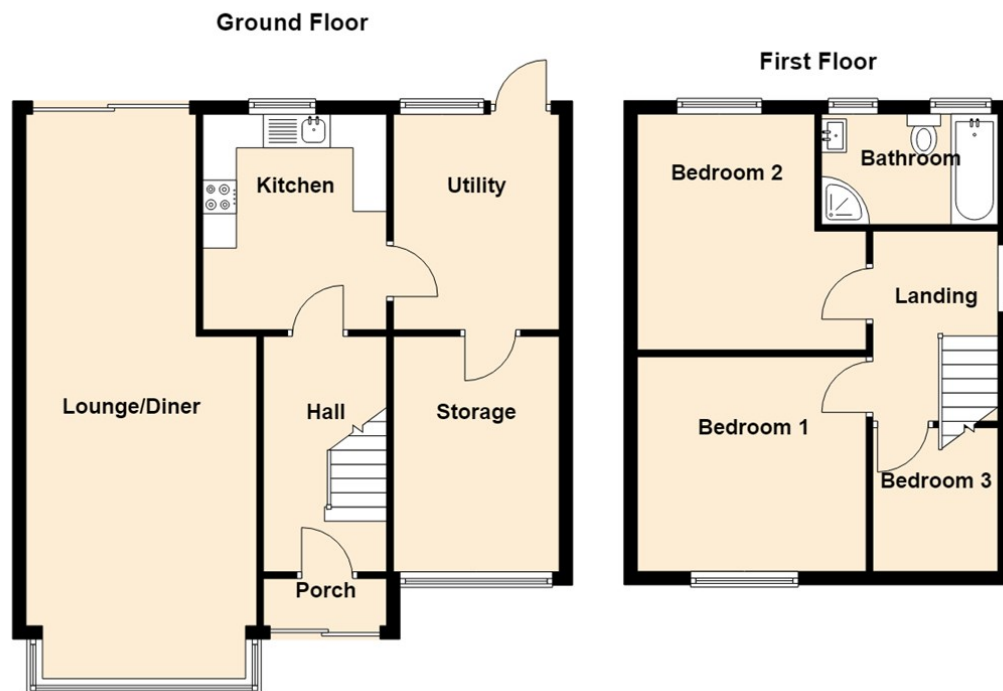
The area benefits from a good range of local amenities, schools, green spaces and leisure facilities, while nearby Kingston Park and Gosforth provide further shopping, dining and recreational options. Excellent transport links further enhance the appeal, with Fawdon Metro Station providing convenient connections towards Newcastle city centre, Newcastle Airport and the wider Tyne and Wear Metro network. The area also enjoys easy access to major road links, including the A1 Western Bypass, making it particularly convenient for commuters.

Early viewing is highly recommended to fully appreciate the accommodation on offer. Please call 0191 236 2070 for more information.

Tenure

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

Council Tax Band: C



Lounge 11'5" x 11'7" (3.48 x 3.54)

Dining Area 8'5" x 10'7" (2.57 x 3.25)

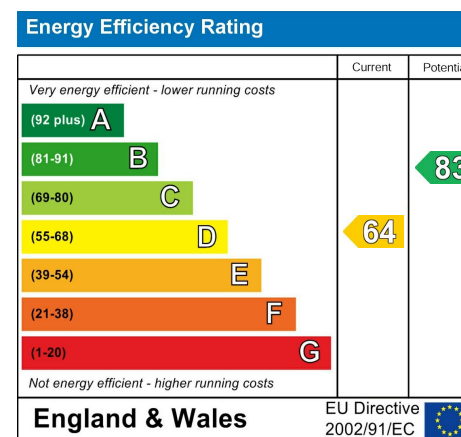
Kitchen 10'7" x 9'0" (3.23 x 2.75)

Utility Area 8'1" x 8'10" (2.48 x 2.71)

Bedroom One 11'6" x 11'9" (3.52 x 3.60)

Bedroom Two 11'6" x 10'6" (3.52 x 3.22)

Bedroom Three 8'5" x 7'8" (2.59 x 2.36)



The difference between house and home

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