



 Jan Forster

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West Spencer Terrace | Blucher | Newcastle Upon Tyne | NE15 9SL

Price £99,950



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- Mid Terrace Home
- Log Burner
- Front Garden
- Rear Yard
- Viewing Recommended
- Two Bedrooms
- Ideal First Time Buy
- Open Aspect
- Freehold
- Call For More Information



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This well-presented two-bedroom, mid-terraced house in Blucher is brought to the market, offering an excellent opportunity for a range of buyers. With a lovely open aspect to the front, this charming home combines comfort, character, and practicality, making it an ideal first-time purchase or a strong buy-to-let investment.

The accommodation briefly comprises, a spacious and inviting lounge featuring a cosy log burner, creating a warm focal point, along with a modern kitchen fitted with a range of wall and floor units and integrated oven and hob and access to the rear garden. There is also storage space. To the first floor, there are two well-proportioned bedrooms and a contemporary shower room WC.

Externally, the property enjoys a front garden with a pleasant open outlook, while to the rear there is a secure yard providing a private outdoor space. There is also on street parking.

Positioned within close proximity to a variety of local amenities and benefiting from excellent transport links, the property is perfectly suited for modern living. The semi-rural village of Blucher is particularly popular with commuters, offering convenient access to the A69 and A1. Newcastle City Centre is approximately 5.2 miles away and Newcastle International Airport around 6.5 miles. Nearby areas such as Walbottle, Chapel House and Chapel Park provide a wide range of amenities including supermarkets, takeaways, pharmacies, doctors' surgeries, and other local businesses.

For more information and to arrange a viewing, please contact our Gosforth sales team 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: A



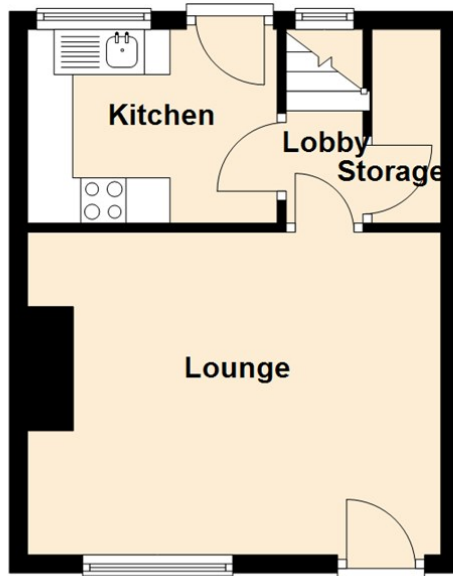
Lounge 12'5" x 15'0" (3.80 x 4.59)

Kitchen 8'7" x 6'7" (2.63 x 2.02)

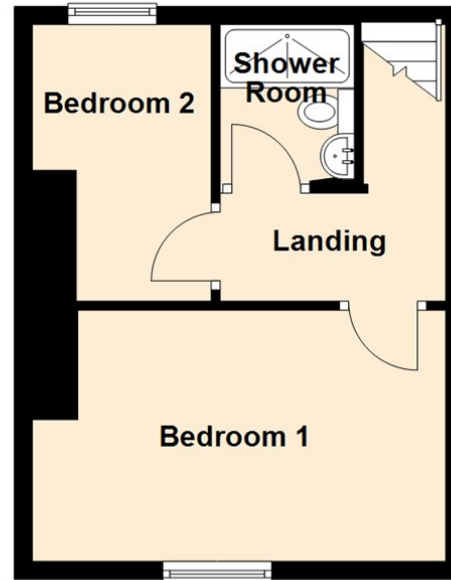
Bedroom One 9'4" x 13'10" (2.85 x 4.22)

Bedroom Two 6'9" x 10'1" (2.08 x 3.08)

Ground Floor



First Floor



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



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

Contact Us: 0191 236 2070

