



 Jan Forster

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Magnolia Drive | | Newcastle Upon Tyne | NE5 3QF

Price £108,750





- Popular Location
- Two Double Bedrooms
- Close to Transport Links
- Council Tax Band: A
- Call For More Information
- Semi-Detached Bungalow
- Off Street Parking
- Over 55's
- Viewing Recommended
- Leasehold for the Elderly Scheme







Jan Forster Estates welcome to the market this two-bedroom semi-detached bungalow on Magnolia Drive, City Edge. Offered for sale under the Leasehold for the Elderly Scheme which is for people aged 55 years or over and allows them to purchase a 75% share in the property.

City Edge is only a short drive from Newcastle city centre and is within easy reach of the Central Motorway, A1, Town Moor and an abundance of local amenities and public transport links.

Internally the property briefly comprises: - entrance hallway, bright and airy lounge/dining room with French doors leading to the rear garden, kitchen with fitted units, two double bedrooms and a wet room WC. The property further benefits from gas central heating and double glazing.

Externally there is an easy to maintain garden to the front and a driveway for off street parking. To the rear there is a garden with patio area and lawn.

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

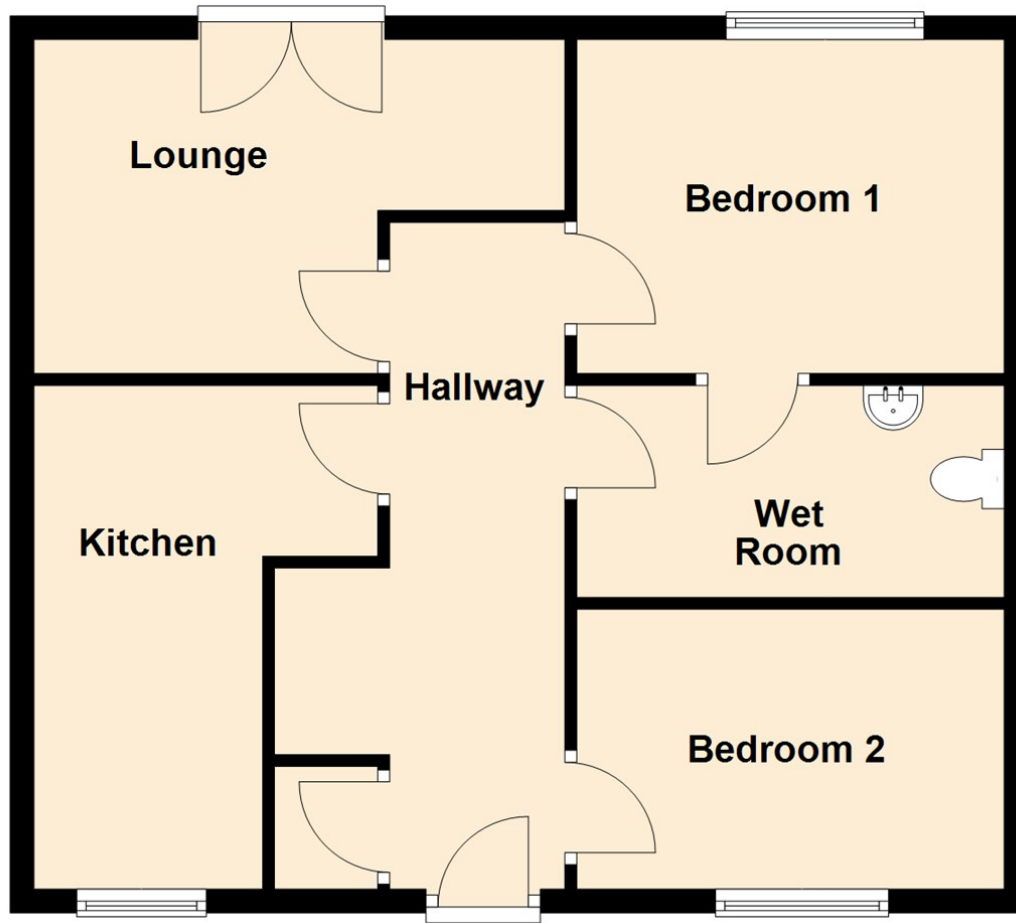
#### Tenure

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

Council Tax Band: A



## Ground Floor



Lounge 13'4" x 13'10" (4.08 x 4.23)


Kitchen 6'9" x 16'0" (2.07 x 4.89)

Bedroom One 10'11" x 13'10" (3.33 x 4.23)

Bedroom Two 9'1" x 8'6" (2.78 x 2.60)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070



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

