







3



1



2

- Detached Family Home
- Three Bedrooms
- Ground Floor WC
- Off Street Parking
- Viewing Recommended
- Sought After Location
- Two Bathrooms
- Attached Garage
- Front and Rear Gardens
- Call For More Information







\* Video Tour on our YouTube Channel | <https://youtu.be/8ov60r1OO2A> \*

This attractive three-bedroom, detached home enjoys a quiet cul-de-sac setting within the sought after Westfield Park in Wallsend. A excellent choice for growing families.

The property is ideally positioned close to a range of local amenities, including supermarkets, shops, cafés, and well-regarded schools. For those who enjoy the outdoors, Richardson Dees Park is just a short distance away, offering open green space. Excellent transport links, including nearby bus services, Wallsend Metro Station, and convenient access to the A19 and Tyne Tunnel, provide easy commuting to Newcastle City Centre, North Tyneside, and beyond.

The property is made up of a welcoming entrance porch with ground floor WC, a well-proportioned lounge and an impressive open-plan kitchen dining room fitted with a range of modern units; the dining area is a delightful orangery with a glass lantern roof and French doors opening onto the rear garden, allowing plenty of natural light and creating a seamless connection between the indoor and outdoor living spaces.

To the first floor, the landing provides access to three well-proportioned bedrooms. The generous main bedroom with its own en-suite shower room, while the remaining two bedrooms are served by a contemporary family shower room WC.

Externally, the property benefits from an easy-to-maintain front garden, together with a driveway providing off-street parking and leading to the attached garage. To the rear, there is a neatly presented enclosed garden featuring a patio seating area lawn, creating an ideal space for outdoor dining and entertaining.

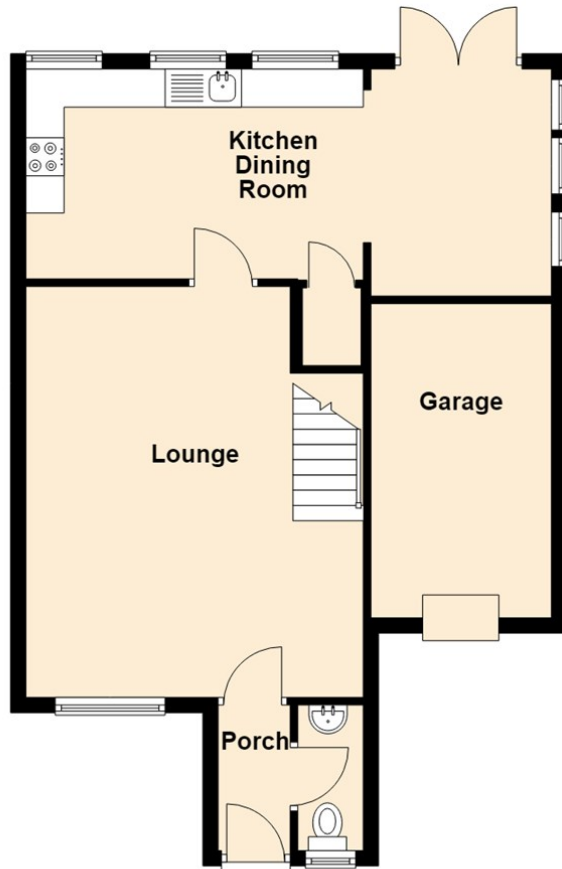
We anticipate a high level of viewings on this lovely family home. For more information and to book your viewing, please call our team on 0191 236 2070.

#### Tenure

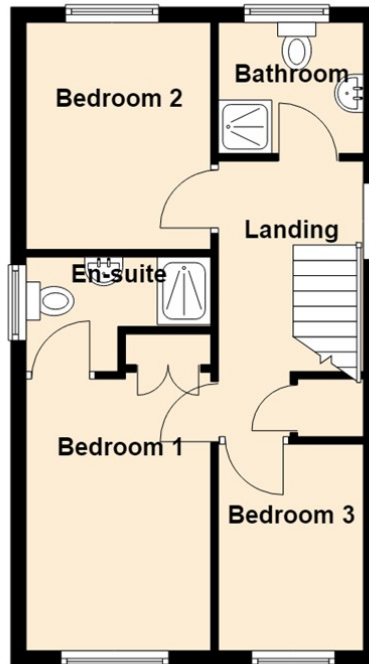
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: C

Ground Floor



First Floor



Lounge 17'7" x 14'5" (5.36 x 4.40)

Kitchen 14'6" x 9'0" (4.43 x 2.75)

Dining Area/Orangery 7'9" x 9'9" (2.38 x 2.98)

Bedroom One 8'3" x 11'7" (2.54 x 3.54)

Bedroom Two 8'0" x 10'6" (2.45 x 3.22)

Bedroom Three 8'9" x 5'9" (2.68 x 1.77)

## The difference between house and home

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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 89                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 78      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Contact Us: 0191 236 2070



www.janforsterestates.com

