







- Family Townhouse
- Well-Presented
- Ensuite Facility
- Desirable Area
- Close To Transport Links
- Three Storey Living
- Three Bedrooms
- Ground Floor WC
- Local Facilities Nearby
- Council Tax Band \*C\*







Jan Forster Estates are delighted to welcome to the sale market this well-presented, three-bedroom end-link townhouse, offering the buyer a great family home in a desirable residential location.

The area benefits from a good range of local amenities, shops, and schools, all conveniently located within easy reach. Residents also enjoy access to the Tyneside Metro service, offering direct and efficient connections to both the coastline and Newcastle city centre. For those who love the outdoors, beautiful local beaches are just a short 10-minute drive away, alongside a diverse array of Tyneside's most popular attractions.

The accommodation which is positioned in a cul-de-sac and spread over three floors, briefly comprises: entrance lobby, bright and airy lounge with storage and a well-appointed kitchen dining room with a range of fitted wall and floor units, complementing work surfaces, integrated oven and hob and French door access to the rear. To the first floor there are two bedrooms, a study room, and a modern family bathroom WC. To the second floor is the stunning main bedroom with an en suite bathroom. Further benefits include gas central heating and double glazing.

Externally there is a driveway for off street parking leading to a single garage in a block to the front. To the rear there is a private garden with a patio area and lawn.

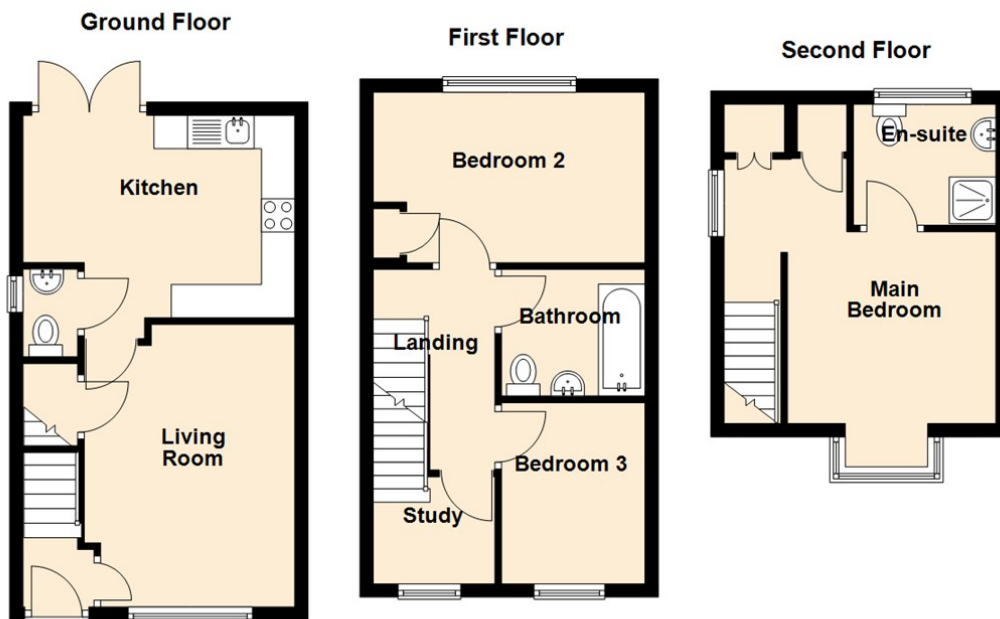
For more information and to book a viewing, please, call our team on 0191 236 2070.

#### Tenure

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

Council Tax band \*C\*.





Lounge 13'10" x 10'4" (4.24 x 3.16)

Kitchen-Diner 13'4" x 9'11" (4.08 x 3.04)

Main Bedroom 13'4" x 9'4" (4.08 x 2.88)

Bedroom Two 13'4" x 8'4" (4.08 x 2.56)

Bedroom Three 8'11" x 6'7" (2.72 x 2.01)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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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