



 Jan Forster

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West Road | Fenham | Newcastle Upon Tyne | NE5 2ET

Price £200,000



 Jan Forster



- Popular Location
- Ideal Family Home
- Wood-Burning Stove
- Driveway Parking
- Move-In Ready
- Three Bedrooms
- Beautifully Presented
- Contemporary Bathroom
- Bright & Airy
- Call For More Information



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**** Video Tour on our YouTube Channel | https://youtu.be/8bZna2ZS_yo ****

This beautifully presented, three-bedroom, semi-detached home offers spacious and comfortable living, making it an ideal purchase for families, first-time buyers, or professionals. The property has been well maintained and tastefully decorated throughout, creating a bright and welcoming interior that is ready to move straight into.

Situated in a popular residential area of Fenham, the property is part of a well-established community with a variety of local shops, supermarkets, schools, and green spaces. Excellent transport links into Newcastle upon Tyne city centre make this an ideal location for those seeking a quiet, residential setting while staying close to the city.

The property briefly comprises an entrance hallway leading to a spacious lounge featuring a wood-burning stove and French doors opening onto the rear garden, creating a warm, bright, and inviting living space. The high-specification fitted kitchen includes a breakfast bar, integrated oven and hob, and a separate utility area, providing additional storage and practicality for everyday living.

To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom/WC, complete with an overhead shower and vanity storage unit, finished to a modern standard. Further benefits include gas central heating and double glazing.

Externally, the property benefits from an easy-to-maintain front garden with a driveway providing off-street parking. There is also a good-sized rear garden with a raised decked seating area, lawn and an outhouse, perfect for relaxing, entertaining, and practical storage.

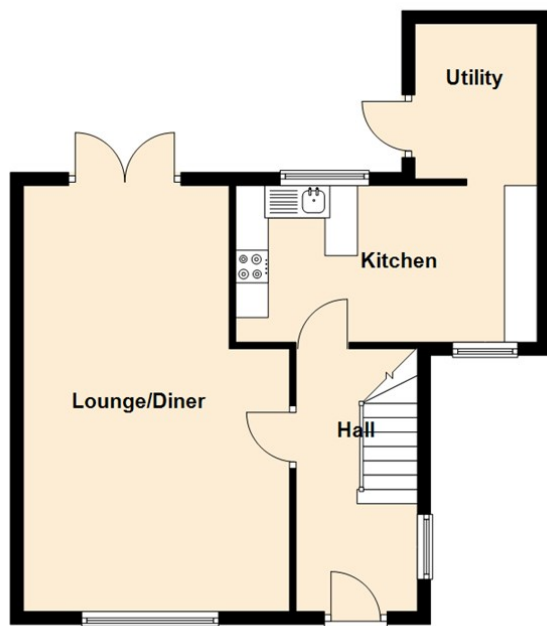
An early viewing is essential to avoid disappointment. For more information or to arrange a viewing, please contact our branch on 0191 236 2070.

Tenure

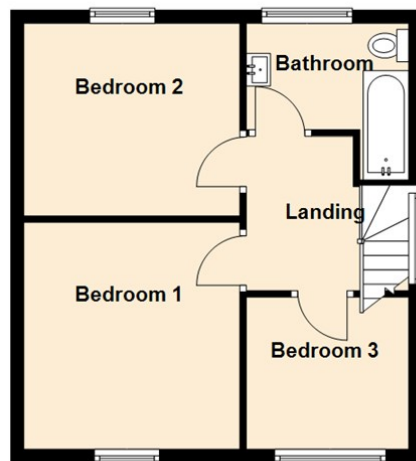
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: A

Ground Floor



First Floor



Lounge 12'2" x 13'4" (3.73 x 4.08)

Kitchen 15'3" x 7'9" (4.65 x 2.38)

Utility Room 7'8" x 6'2" (2.34 x 1.88)

Bedroom One 11'5" x 9'8" (3.50 x 2.96)

Bedroom Two 11'5" x 9'8" (3.50 x 2.96)

Bedroom Three 8'3" x 8'2" (2.53 x 2.49)

The difference between house and home

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www.janforsterestates.com

Energy Efficiency Rating

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

Contact Us: 0191 236 2070

