



 Jan Forster

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The Paddock | Garth Thirty Two | Newcastle Upon Tyne | NE12 6HF

Price £270,000



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- Popular Location
- Two Bedrooms
- Conservatory
- Freehold
- Viewing Essential
- Detached Bungalow
- Gardens To Three Sides
- Excellent Amenities Nearby
- Council Tax Band: C
- Call For More Information



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Welcome to this charming, two-bedroom detached bungalow located in a desirable area, The Paddock, in Garth Thirty Two, Killingworth. This delightful property is set on a corner plot, providing ample outdoor space with beautiful front, side, and rear gardens.

This property enjoys a prime location, surrounded by a wealth of local amenities, including a variety of shops, food vendors and supermarkets. There are also excellent leisure facilities close by, such as Killingworth Lakeside Centre and Weetslade Country Park. For those seeking further convenience, quick access to major routes make Newcastle city centre and the coastline easily accessible.

Internally the property is made up of a welcoming entrance hallway with storage and a spacious living room with dual aspect windows and French door access to the sunny conservatory. The kitchen is fitted with wall and floor units, complementing work surfaces and leads to the dining area and handy storage space. There are two double bedrooms and a modern shower room WC. Further benefits include gas central heating and double glazing.



Externally there is a well-maintained garden to the front and a block paved driveway leading to the garage. There are also delightful gardens to the side and rear, which envelop the property with patio areas, neat lawns and mature borders. A perfect space to relax on a summer's day.

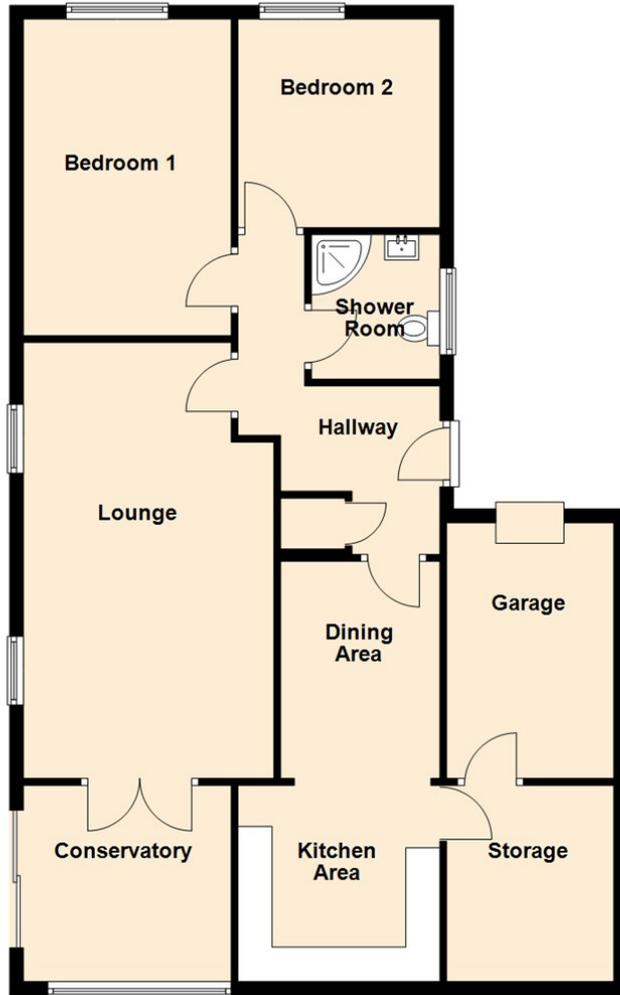
Don't miss the chance to make this delightful bungalow your own. For more information, please call 0191 236 2070.

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



Lounge 20'10" x 11'6" (6.37 x 3.52)

Kitchen 7'10" x 9'8" (2.40 x 2.97)

Dining Area 7'11" x 10'2" (2.42 x 3.12)

Utility 8'0" x 8'9" (2.45 x 2.67)

Bedroom One 9'8" x 15'1" (2.96 x 4.60)

Bedroom Two 9'10" x 9'8" (3.01 x 2.97)

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



www.janforsterestates.com

