



 Jan Forster

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Southway | South West Denton | Newcastle Upon Tyne | NE15 7RA

Price £175,000



- Semi Detached Home
- Three Bedrooms
- Front and Rear Gardens
- Popular Location
- Viewing Recommended
- Modern Open Plan Living
- No Upper Chain
- On Street Parking
- Close To Amenities
- Call For More Information





\*\* Video Tour on our YouTube Channel | [https://youtu.be/Sif\\_dNhzAa4](https://youtu.be/Sif_dNhzAa4)  
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This well presented, three-bedroom semi-detached home is located on Southway in South West Denton. Thoughtfully designed and tastefully decorated throughout, the property combines modern features with a welcoming and spacious layout ideal for modern family life. Offered for sale with the benefit of no onward chain.

The location is known for its excellent transport links, making it ideal for commuters with easy access to the A1, A69, and surrounding areas. The neighbourhood offers a great mix of local amenities, schools, parks, and shops, creating a welcoming community environment.

The ground floor boasts an impressive open-plan living area, enhanced by an open staircase that adds a striking focal point and sense of space. The modern fitted kitchen features sleek units, integrated appliances, and a skylight that floods the room with natural light. The dining area provides the perfect space for family meals or entertaining, with French doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow.

To the first floor, there are three well-proportioned bedrooms and a beautifully appointed modern bathroom with WC featuring an L-shaped bath with a shower over, and a stylish vanity unit with built-in storage. Further benefits include gas central heating and double glazing.

Externally, the property offers a garden to the front and a lovely enclosed rear garden with a decked patio area and lawn.

For more information and to arrange a viewing, please call our team on 0191 270 1122.

#### Tenure

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

Council Tax band: A





Lounge 20'11" x 19'2" (6.40 x 5.86)

Kitchen Dining Area 16'9" x 9'7" (5.11 x 2.93)

Bedroom One 12'11" x 11'6" (3.95 x 3.53)

Bedroom Two 12'11" x 9'3" (3.95 x 2.82)

Bedroom Three 8'6" x 7'11" (2.61 x 2.43)

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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

Contact Us: 0191 236 2070

