



 Jan Forster

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2005

2025

West Farm Avenue | Newcastle Upon Tyne | NE12 8RS

Price £179,950



- Popular Location
- Family Home
- Modern Interior
- Off Street Parking
- Viewing A Must
- Well Presented
- Open Plan Living
- Three Bedrooms
- Freehold
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/0AVTvoNE6YM> ****

This recently refurbished, three-bedroom, terraced home is located on the popular West Farm Avenue in Longbenton and will appeal to a variety of buyers, including first-time, families, professionals, and downsizers alike.

The location is perfectly positioned close to excellent schools, local shops, cafes, and leisure facilities. The area offers great transport connections via road and Metro to Newcastle city centre, the coast, and nearby business parks, while nearby parks and green spaces provide a welcoming community feel ideal for families and professionals alike.

Internally the property is made up of a welcoming entrance porch and a bright hallway, leading to a stunning open-plan living space. The stylish kitchen and dining area feature high-quality fitted units, integrated appliances including an eye-level oven, and a striking centre island - perfect for entertaining. Bi-fold doors open to the rear garden, seamlessly blending indoor and outdoor living. The spacious lounge area is light and airy, creating a warm and inviting atmosphere.

On the first floor, there are three generously sized bedrooms, each offering ample space and comfort. The contemporary shower room is beautifully finished with modern fixtures and convenient storage beneath the sink.

Externally to the front, there is a neatly paved driveway for off-road parking. To the rear, a private enclosed garden features a patio area, a well-maintained lawn, and a raised decking area - ideal for outdoor dining and relaxation.

We anticipate an extremely high level of viewings on this splendid home. To book yours or for more information please call our sales team on 0191 270 1122.

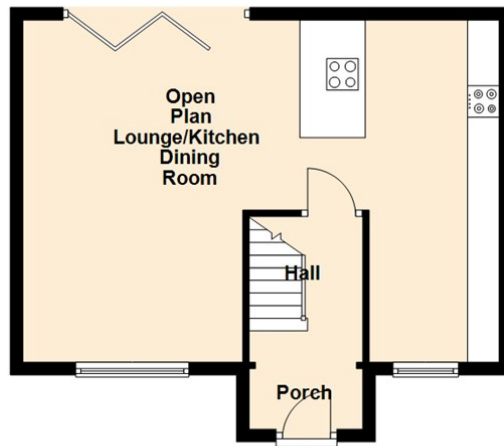
Tenure

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

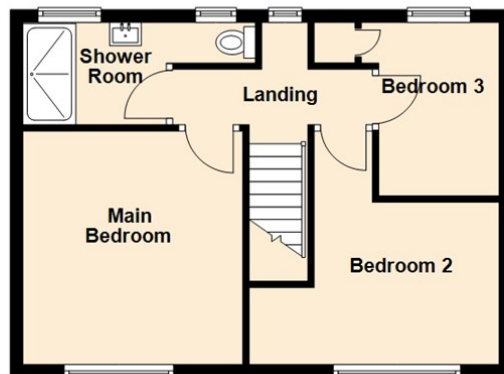
Council Tax band: A



Ground Floor



First Floor



Lounge/ Kitchen Dining Room 17'9" x 24'8" (5.42 x 7.54)

Main Bedroom 12'1" x 12'2" (3.70 x 3.73)

Bedroom Two 4'0" x 12'11" (1.22 x 3.96)

Bedroom Three 9'0" x 6'3" (2.75 x 1.91)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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