





- Great Location
- Three Bedrooms
- Conservatory
- Front and Rear Gardens
- Freehold
- Semi Detached Home
- No Onward Chain
- Utility Room
- Driveway and Garage
- Viewing A Must





This delightful, three-bedroom, semi-detached home is located on the popular Fawdon Lane, a peaceful residential street in Fawdon, and is offered for sale with the benefit of no onward chain.

Conveniently positioned close to a wealth of local amenities including well-regarded schools and supermarkets, the property is within walking distance of the Metro station and only a short distance from Gosforth High Street. Further public transport links provide excellent access to the A1 motorway and Kingston Park Retail Park.

Internally, the ground floor comprises a welcoming entrance porch leading into a bright and airy lounge and dining room with a feature stove, a sunny conservatory, and a kitchen fitted with a range of units and access to the rear garden. There is also a handy utility room. To the first floor there are three bedrooms and a contemporary bathroom WC with a four-piece suite. The property also benefits from gas central heating and double glazing.

Externally, there is an easy-to-maintain front garden together with a driveway and integral garage. The rear garden features raised decking that leads onto a pleasant lawn.



This property truly needs to be seen to be fully appreciated, and early viewing is a must. For more information and to arrange a viewing, please contact our Gosforth branch on 0191 236 2070.

Tenure

The agent understands the property to be freehold, although this should be verified by a licensed legal representative.

Council Tax band: B

Lounge 11'3" x 13'7" (3.43 x 4.15)
 Dining Room 9'2" x 10'11" (2.80 x 3.35)
 Kitchen 8'4" x 10'11" (2.55 x 3.34)
 Utility Room 10'0" x 8'6" (3.05 x 2.61)
 Conservatory 8'9" x 10'2" (2.68 x 3.12)
 Bedroom One 8'9" x 11'3" (2.67 x 3.44)
 Bedroom Two 11'1" x 8'11" (3.39 x 2.73)
 Bedroom Three 7'8" x 7'11" (2.34 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) A		
(81-91) B		
(69-80) C	71	76
(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	



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Contact Us: 0191 236 2070

