



 Jan Forster

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Burnbridge | Seaton Burn | Newcastle Upon Tyne | NE13 6DZ

Offers In The Region Of £220,000



 Jan Forster



- Semi-Detached Bungalow
- Two Bedrooms
- Storage Area
- Great Location
- Transport Links
- Exceptional Plot
- Double Driveway
- Stunning Gardens
- Local Facilities
- Council Tax Band: B



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Jan Forster Estates are delighted to present to the market this charming semi-detached bungalow, set on an exceptional plot on Burnbridge in Seaton Burn. Offered for sale with the benefit of no upper chain, this lovely home is sure to appeal to a wide range of buyers, especially those looking to downsize and keen gardening enthusiasts.

This property is ideally situated in a highly sought-after yet convenient location, offering easy access to a range of local shops, amenities, and nearby green spaces- perfect for those who enjoy outdoor activities and scenic walks. Excellent transport links are close at hand, including the A1 and A19, providing seamless connections to surrounding areas and making it an ideal base for commuters.

The accommodation briefly comprises: a welcoming entrance hallway, a spacious lounge-diner featuring a focal fireplace, and a well-appointed kitchen fitted with a range of wall and base units along with select integrated appliances. There are two well-proportioned bedrooms- the main one benefitting from a built-in wardrobe, alongside a family shower room WC. In addition, there is a useful storage area, which provides access to the rear garden.

Externally, the property features a low-maintenance front garden with some shrubs, along with a driveway providing off-street parking. To the rear, it boasts a stunning, generous and private garden, complete with mature planting, trees, patio seating areas, and a lawn- perfect for keen gardeners, dog lovers or those looking to relax and enjoy the outdoors

\*The garden offers potential for subdivision, with a gate providing direct access to a public path. Subject to the necessary planning consents, part of the land could be used for an allotment business.\*

Viewings come highly recommended. To book yours or for more information, please call 0191 236 2070.

Tenure: Leasehold- however, this should be confirmed with a licensed legal representative.

Council Tax Band: B



### Ground Floor



Lounge 17'7" x 11'6" (5.38 x 3.52)

Kitchen 9'10" x 9'3" (3.00 x 2.82)

Bedroom One 11'7" x 11'7" (3.55 x 3.54)

Bedroom Two 11'1" x 9'4" (3.39 x 2.86)

## 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>87</b> |
| (69-80) <b>C</b>                                   | <b>70</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 |           |

Contact Us: 0191 236 2070



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

