



 **Jan Forster**

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Clinton Place | Brunton Park | Newcastle Upon Tyne | NE3 5NX
Offers Over £325,000



- Semi-Detached Home
- Three Bedrooms
- Garage + Driveway
- Sought-After Area
- Transport Links
- No Onward Chain
- 21ft Lounge-Diner
- Beautiful Garden
- Local Facilities
- Council Tax Band: C





Jan Forster Estates are delighted to bring to the market this charming 1950s-style semi-detached family home, ideally situated on Clinton Place within the ever-popular Brunton Park area of Gosforth. The property is offered for sale with the benefit of no upper chain.

This family home enjoys an enviable position in a highly sought-after area, offering an excellent range of local amenities including well-regarded schools, convenience stores, a post office, pharmacy, and leisure facilities. A variety of cafes, bars, and restaurants can also be found in nearby Gosforth. The area is surrounded by beautiful green spaces- perfect for those who enjoy spending time outdoors and exploring nature. Excellent transport links provide easy access to Newcastle and beyond, with regular bus and metro services, as well as convenient access to the A1 motorway.

Occupying a pleasant position on a peaceful cul-de-sac, this lovely home offers well-proportioned accommodation throughout. The ground floor briefly comprises an inviting entrance hallway with a handy storage cupboard, a spacious 21ft lounge-diner featuring a bay window and French doors opening out to the garden, and a well-appointed kitchen fitted with a range of wall and base units, with direct access to the integrated garage. To the first floor, the landing leads to three bedrooms and a three-piece family bathroom WC complete with a shower over the bath.

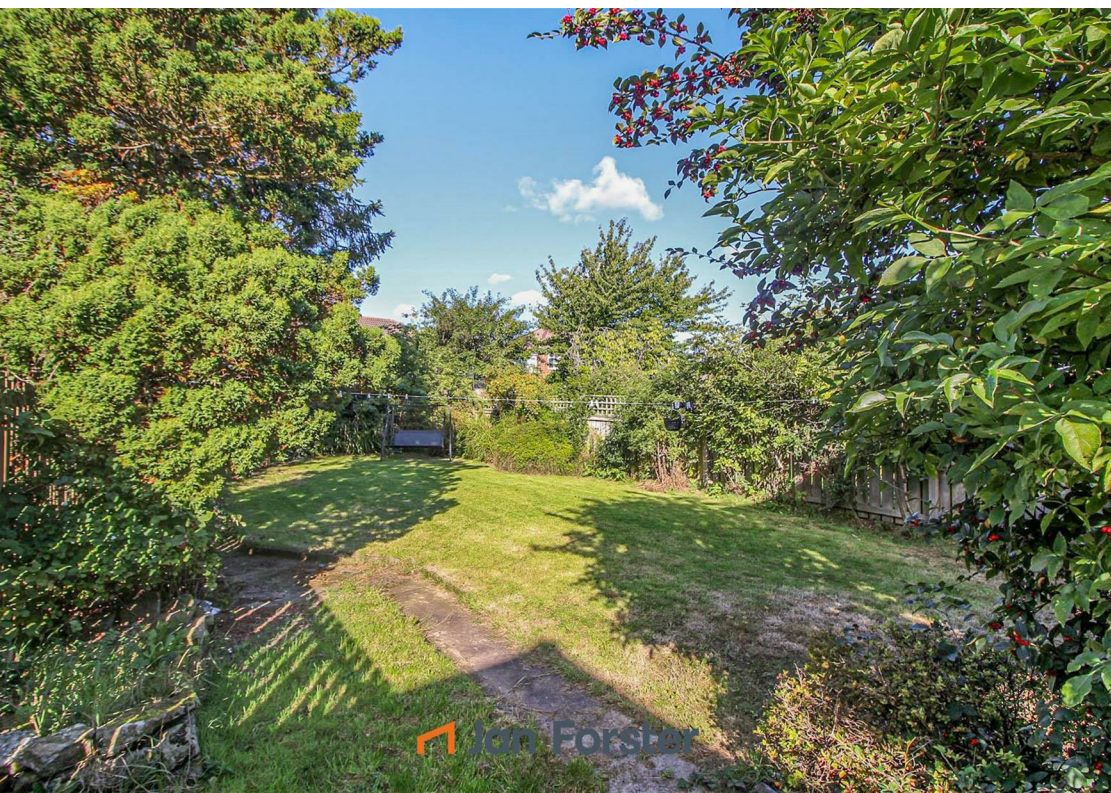
Externally, the property features a lawned front garden with a driveway providing off-street parking and access to the attached garage, which features a useful utility area with plumbing. To the rear lies a beautiful, substantial west-facing garden- perfect for relaxing or entertaining outdoors.

To book a viewing or for more information, please call our Gosforth office on 0191 236 2070.

Tenure

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

Council Tax Band: C



Lounge-Diner 21'5" x 12'10" (6.54 x 3.93)

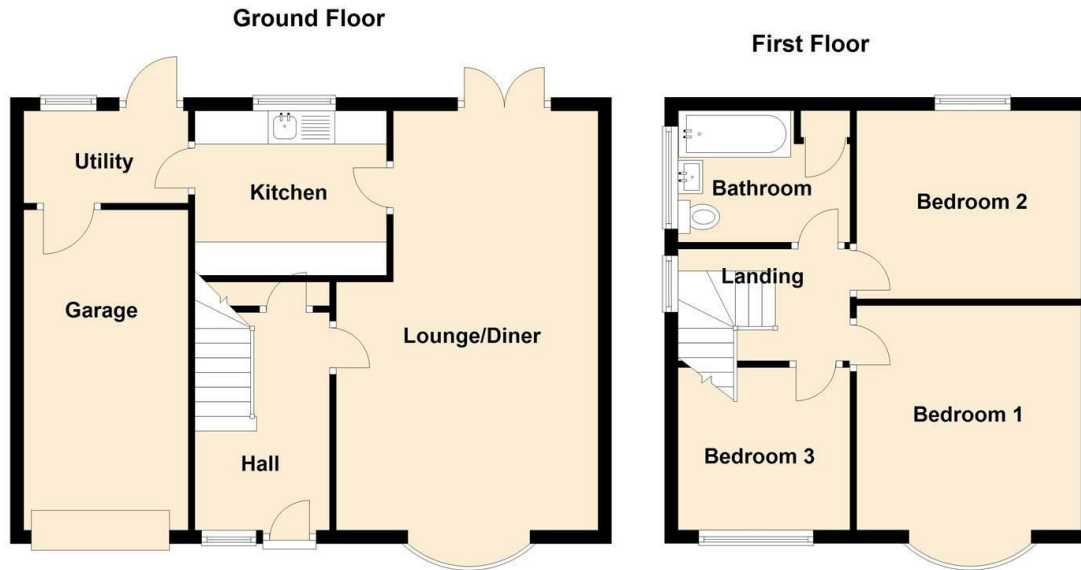
Kitchen 9'1" x 9'4" (2.77 x 2.87)

Bedroom One 12'3" x 13'10" (3.74 x 4.24)

Bedroom Two 12'3" x 9'6" (3.74 x 2.91)

Bedroom Three 8'9" x 7'10" (2.69 x 2.40)

Video Tour



The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Us: 0191 236 2070



www.janforsterestates.com

