



Jan Forster
FOR SALE

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Whittingham Close | | Tynemouth | NE30 3TH
Offers Over £250,000



- Semi-Detached House
- Three Bedrooms
- Outside Storage
- Desirable Area
- Transport Links
- Open Plan Lounge-Diner
- Front & Rear Gardens
- Freehold Interest
- Local Facilities
- Council Tax Band: B





** Video Tour on our YouTube Channel | <https://youtu.be/uaitBZ321kg>
**

Jan Forster Estates are delighted to welcome to the sale market this three-bedroom, semi-detached family home, in a desirable area in Tynemouth.

The ground floor accommodation briefly comprises an inviting entrance hallway with a useful storage cupboard, a spacious lounge seamlessly flowing into the dining area with French doors opening onto the rear garden, and a well-appointed kitchen fitted with both wall and base units. Off the landing to the first floor, you are presented with three bedrooms- the main one with fitted wardrobes, and a family bathroom WC. The property also benefits from double glazing and gas central heating.

Externally to the front, there is a small lawned garden. To the rear, there is a private patio garden with planted borders and some mature shrubs, as well as handy outside storage.



This enviable location is only a short distance from Tynemouth long sands beach, and a fabulous variety of local amenities are within easy reach- this includes shops, cafes, bars, and restaurants. A great market is also available in Tynemouth metro station, which has a wide variety of products and food. The A1058 Coast Road is close by, so you have a direct route to Newcastle city centre. There are great links to public transport facilities, including prime bus routes and the Metro service. For the growing family, the property is positioned close to very well-regarded schools.

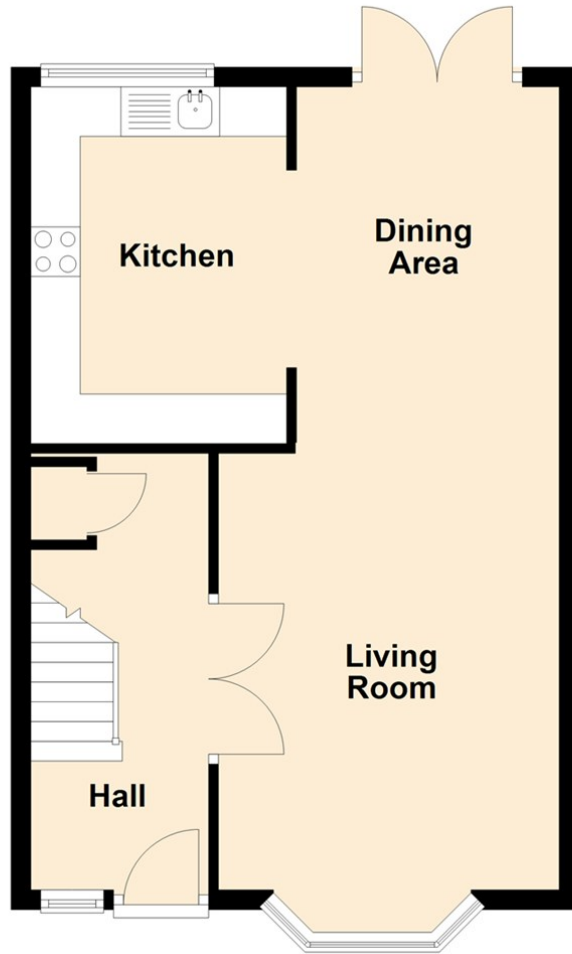
For more information and to book a viewing, please, call our coastal sales office on 0191 236 2070.

Tenure

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

Council Tax Band: B

Ground Floor



Lounge 14'6" x 11'3" (4.42 x 3.45)

Kitchen 11'10" x 8'5" (3.61 x 2.59)

Dining Area 11'10" x 8'8" (3.61 x 2.66)

Bedroom One 14'9" x 9'0" (4.51 x 2.76)

Bedroom Two 11'10" x 7'10" (3.61 x 2.41)

Bedroom Three 8'5" x 8'5" (2.57 x 2.59)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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	

The difference between house and home

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www.janforsterestates.com

Contact Us: 0191 236 2070

