



 Jan Forster

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Larchwood Avenue | North Gosforth | Newcastle Upon Tyne | NE13 6PY

Price £190,000



- Popular Location
- No Upper Chain
- Front and Rear Gardens
- Freehold
- Viewing Recommended
- Two Bedrooms
- Conservatory
- Off Street Parking
- Close To Amenities
- Call For More Information





This charming two-bedroom bungalow is pleasantly positioned on the ever-desirable Larchwood Avenue in North Gosforth and is offered for sale with the benefit of no upper chain.

The location is particularly appealing, enjoying a strong sense of community alongside a wide range of local amenities, including shops and excellent public transport links, with further facilities readily available within Gosforth and Newcastle city centre.

Internally, the property briefly comprises an entrance porch, hallway, two well-proportioned bedrooms and a bright, airy lounge featuring a bay window that allows for an abundance of natural light. The kitchen is situated to the side of the property and offers convenient access, and there is also a modern shower room WC. Bedroom one is centrally positioned and benefits from direct access into the conservatory - a sunny space overlooking the rear garden. Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys a garden and driveway to the front, which leads to an attached garage. To the rear, there is a generously sized garden with a patio area ideal for outdoor seating, along with a lawned section, making it perfect for both relaxation and entertaining.

For further information or to arrange a viewing, please contact our Gosforth office on 0191 236 2070.

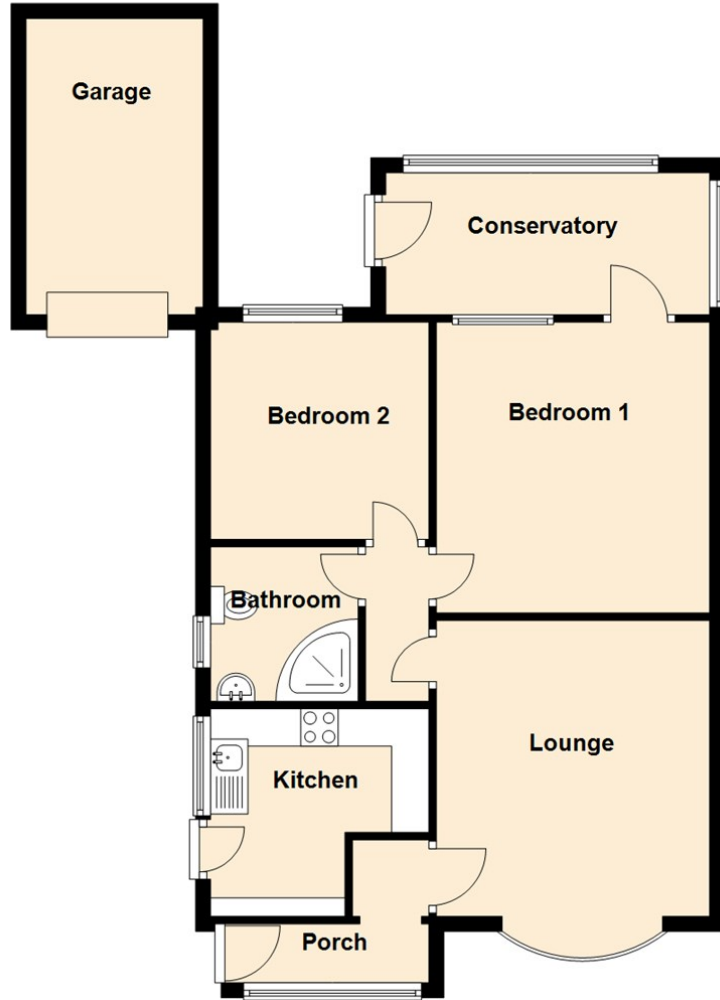
Tenure

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 12'0" x 14'11" (3.66 x 4.56)

Kitchen 11'8" x 9'1" (3.58 x 2.79)

Bedroom One 13'9" x 11'11" (4.21 x 3.64)

Bedroom Two 9'11" x 9'3" (3.04 x 2.83)

Conservatory 12'4" x 8'1" (3.76 x 2.48)

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	69	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	

Contact Us: 0191 236 2070



www.janforsterestates.com