



 Jan Forster

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Belsay Gardens | Red House Farm | Newcastle Upon Tyne | NE3 2AU

Offers Over £340,000



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- Extended Family Home
- Four Bedrooms
- Conservatory
- Excellent Garden Space
- Viewing A Must
- Semi Detached
- Ground Floor WC
- Off Street Parking
- Freehold
- Call For More Information



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

This beautifully presented, four-bedroom semi-detached family home occupies a pleasant position within the highly sought-after Belsay Gardens in Red House Farm.

The property is perfectly situated for a wide range of local amenities and everyday conveniences. Further shopping, dining and leisure facilities can be found in nearby Gosforth and Kingston Park, both of which provide an excellent selection of shops, restaurants and services. Transport links are superb, with regular bus and Metro services offering easy access to surrounding areas, while the A1 motorway is just a short drive away.

Internally, the ground floor comprises a welcoming entrance hallway leading to a bright and airy lounge. The well-appointed kitchen and dining room benefits from French doors opening onto the rear garden and a sunny conservatory provides additional space with further access to the garden. A ground floor bedroom and a convenient WC complete this level, offering flexibility for guests or home working.

To the first floor, there are three generously sized bedrooms, one with an en suite and a there is a contemporary family bathroom featuring a shower over the bath and a vanity unit with integrated storage. The property further benefits from gas central heating and double glazing throughout.

Externally, a driveway to the front provides off-street parking. To the rear, there is a delightful garden designed for both relaxation and entertaining, featuring a generous patio area, a raised decked seating space, and a gate leading to a second paved garden, offering additional versatility and privacy.

Viewing is highly recommended to fully appreciate the accommodation on offer. For further information please call 0191 236 2070.

#### Tenure

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

Council Tax band: C



Lounge 11'4" x 11'5" (3.47 x 3.50)

Kitchen Dining Room 10'8" x 25'9" (3.27 x 7.85)

Bedroom Four 10'8" x 25'9" (3.27 x 7.85)



## The difference between house and home

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C	73		
(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](http://www.janforsterestates.com)

