



 **Jan Forster**

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Amberley Close | Howdon | Wallsend | NE28 0LB

Price £165,000



2 1 1

- Semi Detached Bungalow
- Off Street Parking
- Popular Residential Area
- No Upper Chain
- Viewing Recommended
- Two Bedrooms
- Transport Links
- Local Amenities
- Freehold
- Call For More Information





Jan Forster Estates are pleased to present to the market this well presented, semi-detached bungalow situated within a quiet cul-de-sac on Amberley Close, Wallsend.

The property is ideally positioned within easy reach of a range of local amenities, including supermarkets, convenience stores, a post office, cafés, healthcare facilities and well-regarded schools. Nearby parks and green spaces, including Rising Sun Country Park and Richardson Dees Park, offer excellent opportunities for outdoor recreation. The area also benefits from excellent transport links, with Wallsend Metro Station, regular bus services, and convenient access to the A19 and Tyne Tunnel, providing easy connections across Tyneside and beyond.

The property briefly comprises a welcoming entrance porch, bright and airy lounge, kitchen with fitted wall and floor units and access to the rear garden, two good sized bedrooms, and a three piece bathroom WC with an overhead shower. Further benefits include gas central heating and double glazing.

Externally, to the rear there is a well kept Easterly-facing garden with a lawn and decking area. To the front, there is a gated driveway providing off street parking as well as a lawned garden.

We anticipate a high level of interest on this charming property. For more information and to book a viewing, please contact our sales team on 0191 236 2070.

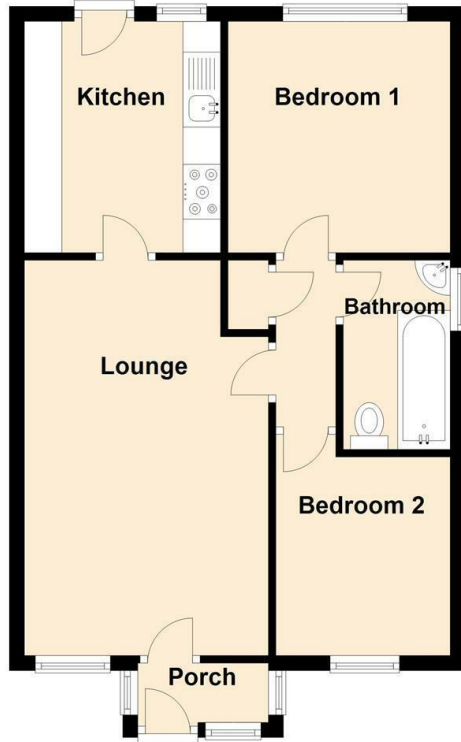
Tenure

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

Council Tax Band: A



Ground Floor



Lounge 10'8" x 17'3" (3.26 x 5.27)

Kitchen 8'5" x 10'1" (2.58 x 3.09)

Bedroom One 9'8" x 10'1" (2.96 x 3.08)

Bedroom Two 8'8" x 7'7" (2.65 x 2.32)

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		88
(81-91) B		
(69-80) C	70	
(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

