



 Jan Forster

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Highbury | | Gateshead | NE10 9UH
Price £145,000



- Semi-Detached House
- Well Presented
- Three Bedrooms
- Corner Plot
- Freehold
- Popular Area
- Local Facilities
- Transport Links
- Council Tax Band: A
- Call For More Information





Jan Forster Estates welcome to the sale market this modern three-bedroom, semi-detached home situated on a desirable corner plot in Felling. The property offers well-presented and practical living space throughout and will appeal to a variety of buyers.

The area benefits from a wide range of local amenities, including shops and nearby green spaces ideal for walking and outdoor leisure. Excellent transport connections are close at hand, with regular bus services and a Metro station within easy walking distance. Gateshead town centre is also conveniently accessible via nearby road links, offering a broader selection of retail, dining, and leisure facilities.

The property briefly comprises an entrance hall with useful storage, a spacious lounge dining room with French doors opening onto the rear, and a fitted kitchen with a range of wall and base units along with an integrated oven and hob. To the first floor, there are three well-proportioned bedrooms, along with a shower room and a separate WC. Further benefits include gas central heating and double glazing throughout.

We anticipate a high level of interest in this delightful property. For more information and to book a viewing, please call our 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



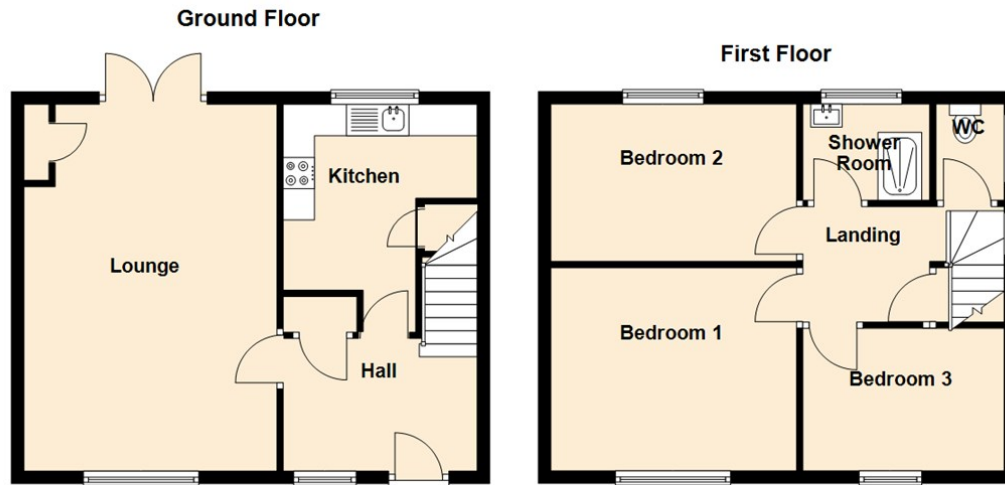
Lounge 13'3" x 19'2" (4.06 x 5.86)

Kitchen 11'8" x 10'0" (3.58 x 3.07)

Bedroom One 13'5" x 10'7" (4.09 x 3.25)

Bedroom Two 13'5" x 8'3" (4.09 x 2.52)

Bedroom Three 7'6" x 10'2" (2.30 x 3.12)



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		
(69-80) C	70	77
(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

