Jan Forster

Amberley Gardens | Heaton | Newcastle Upon Tyne | NE7 7JR

Price £270,000

2 1 1

- Semi-Detached House
- Two Bedrooms
- Off-Street Parking
- Excellent Area
- Transport Links
- Beautifully Presented
- Front & Rear Gardens
- Utility + Storage Area
- Local Facilities
- Council Tax Band: B

Jan Forster Estates welcome to the market this beautifully presented, two-bedroom, semi-detached home, ideally positioned on the desirable Amberley Gardens in Cochrane Park, Heaton. The property is offered for sale with no upper chain, ensuring a smooth and straightforward transaction.

Ideally positioned in a highly sought-after location, this property benefits from excellent access to a wide range of local amenities, including well-regarded schools, shops, supermarkets, and the Freeman Hospital. There are also an abundance of green spaces and parks nearby, perfect for outdoor activities and leisurely walks. Newcastle city centre is easily reached via regular public transport links, while the nearby A1058 Coast Road provides a convenient direct route to both the city centre and the coast.

The accommodation briefly comprises, to the ground floor: an entrance porch leading into a bright and airy lounge complete with open-plan staircase, bay window and a wood-burning stove. There is a superb kitchen-diner, fitted with a range of wall and floor units, integrated oven and hob, a convenient breakfast bar, feature fireplace and bay window, along with a useful utility area providing access to the rear. The ground floor also benefits from additional storage and a handy WC. To the first floor, there is a storage cupboard, two bedrooms and a four-piece family bathroom WC. The property also benefits from double glazing, and gas central heating.

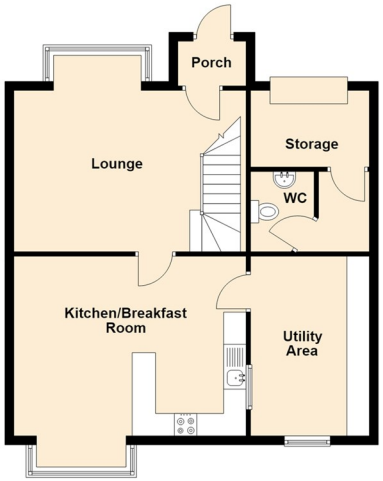
Externally, the property offers a low-maintenance garden to the front alongside a driveway providing off-street parking. To the rear, there is a pleasant lawned garden with some mature shrubs and useful outdoor storage.

We anticipate an extremely high level of interest. To arrange a viewing or for more information please call 0191 236 2070.

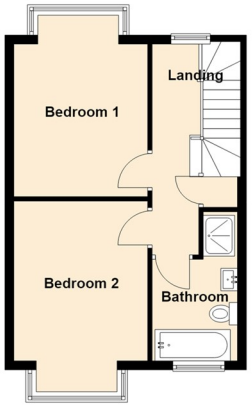
Tenure: Freehold; However, this should be confirmed by a licensed legal representative.

Council Tax Band: B

Ground Floor



First Floor



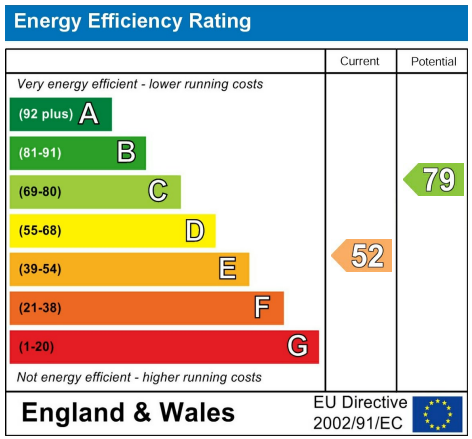
Lounge 17'0" x 11'8" (5.19 x 3.58)

Kitchen-Diner 16'9" x 13'1" (5.13 x 4.00)

Utility 12'6" x 8'7" (3.82 x 2.64)

Bedroom One 10'7" x 9'9" (3.25 x 2.98)

Bedroom Two 9'9" x 8'9" (2.98 x 2.68)



The difference between house and home

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