



 Jan Forster

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Meadway | Newcastle Upon Tyne | NE12 9RE

Price £260,000



- Three Bedrooms
- Extensive Plot
- Reconfigured Garage Store
- Close To Amenities
- Viewing Recommended
- Detached Home
- Utility Room
- Great Family Home
- Freehold
- Call For More Information





This three-bedroom detached property is situated on a generous plot in Meadway, a highly desirable and sought-after area within Forest Hall.

The location is close to a range of amenities, including the charming shops and services in Forest Hall village. It is ideally situated near well-regarded schools, making it a perfect choice for families with children. Excellent public transport links further enhance convenience, providing easy access to surrounding areas. With its spacious layout and family-friendly setting, this home is sure to appeal to the growing family seeking comfort, connectivity, and community.

Internally the property briefly comprises to the ground floor: - entrance hallway, bright and airy lounge, kitchen with fitted units, integrated oven and hob and French door access to the rear. There is also a handy utility room with outdoor access. To the first floor, there are three good-sized bedrooms and there is a contemporary family bathroom WC with shower over the L-shaped bath and under sink storage. Additional benefits include gas central heating and double glazing, and the former garage has been reconfigured to provide ample storage space.



Externally, to the front, there is a well-maintained garden and there is a charming rear garden with a patio area, decking, and lawn to the rear.

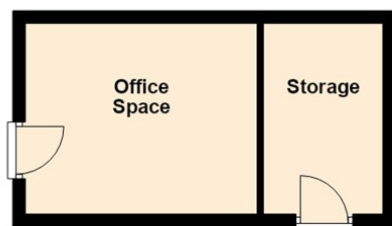
We anticipate a high level of interest in this property and early viewings are recommended. To arrange yours or for more information please call our sales team on 0191 236 2070.

#### Tenure

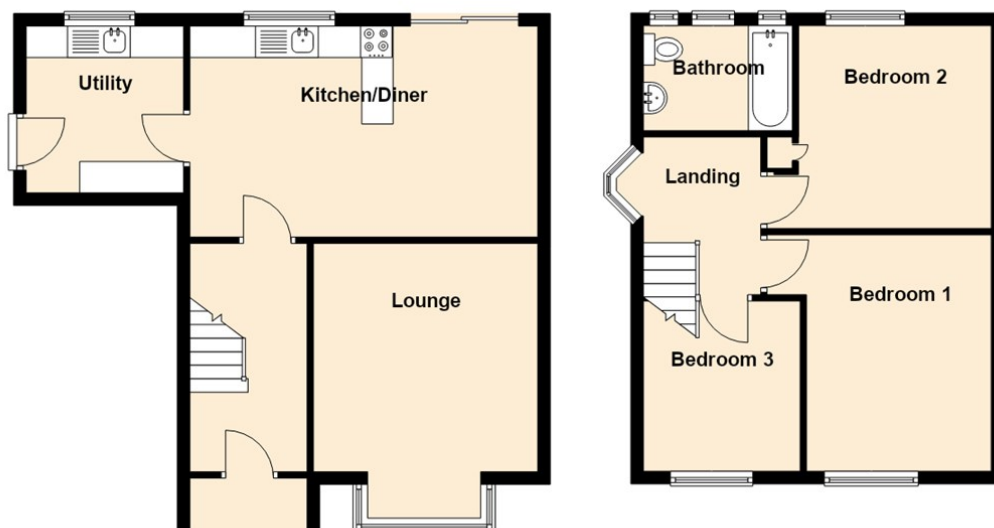
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: C

Ground Floor



First Floor



Lounge 11'11" x 11'8" (3.64 x 3.56)

Kitchen-Diner 18'2" x 11'0" (5.54 x 3.36)

Utility 8'2" x 8'8" (2.49 x 2.65)

Bedroom One 12'4" x 11'9" (3.76 x 3.60)

Bedroom Two 12'4" x 10'11" (3.76 x 3.33)

Bedroom Three 9'3" x 8'2" (2.82 x 2.49)

## The difference between house and home

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| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | 79        |
| (55-68) <b>D</b>                            | 61                                                                                                            |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

**Contact Us: 0191 236 2070**

