



 **Jan Forster**

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Hawthorn Street | Walbottle | Newcastle Upon Tyne | NE15 8JS

Price £169,950



- Beautiful Period Terrace
- Two Bathrooms
- Ground Floor WC
- Freehold
- Viewing Essential
- Three Bedrooms
- Two Log Burners
- Off Street Parking
- Stunning Countryside Views
- Call For more Information





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Located on Hawthorn Street in the popular village of Walbottle, this beautiful period terrace property combines timeless character with modern comfort, while enjoying stunning open countryside views to the front.

The home is entered through a welcoming entrance hallway with useful storage, leading to a spacious lounge featuring a charming log-burning stove, creating a warm and inviting focal point. To the rear is a well-proportioned kitchen dining room fitted with a range of units and complemented by a second log burner within the dining area, adding both character and warmth. There is also access to a separate utility room and a convenient ground floor WC.

To the first floor, the accommodation comprises three bedrooms, including a generous principal bedroom with its own en-suite. A lavish family bathroom featuring a classic roll-top bath, walk-in shower, twin sinks and WC serves the remaining bedrooms, creating a stylish and comfortable space for the household.

Externally, the property benefits from a front garden and a rear yard which offers the valuable advantage of off-street parking along with an electric vehicle charger.

Walbottle is a highly regarded village setting on the Western edge of Newcastle upon Tyne, offering a wonderful balance of countryside surroundings and city accessibility. The area is known for its strong community feel, local amenities, and well-regarded schools, while excellent transport links provide easy access into the city centre and surrounding areas. Residents also enjoy immediate access to open countryside and scenic walks, with the peaceful landscape occasionally featuring deer wandering through - an idyllic and ever-changing backdrop that adds to the home's unique charm.

For more information or to arrange a viewing, please contact our High Heaton team on 0191 236 2070.

Tenure

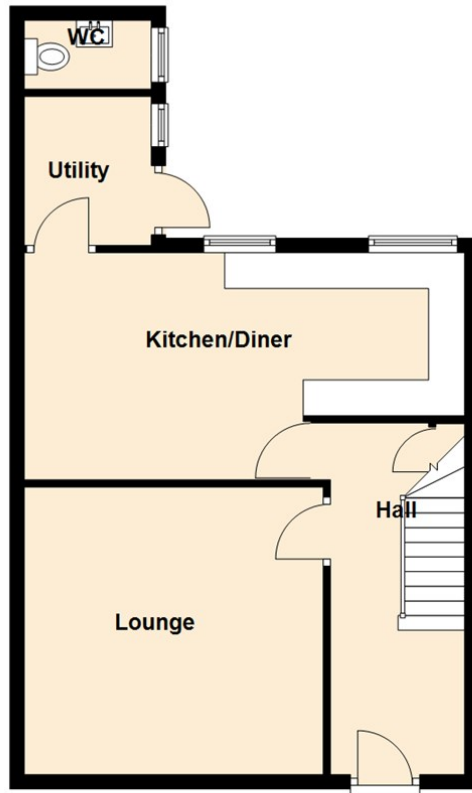
The agent understands the property to be freehold, although this should be confirmed with a licensed legal representative.

Council Tax Band: B

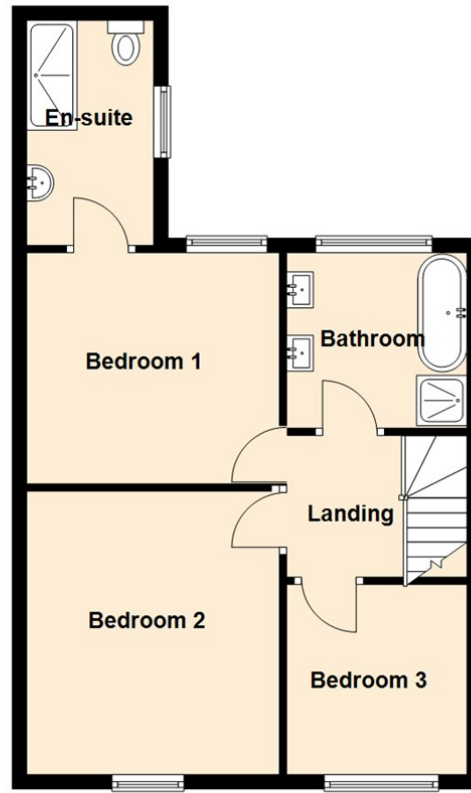


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Ground Floor



First Floor



Lounge 13'0" x 13'8" (3.97 x 4.17)

Kitchen/Diner 20'1" x 10'4" (6.14 x 3.15)

Utility 6'10" x 5'10" (2.10 x 1.79)

Bedroom One 14'3" x 13'9" (4.35 x 4.20)

Bedroom Two 11'10" x 13'5" (3.61 x 4.09)

Bedroom Three 8'2" x 8'8" (2.49 x 2.66)

The difference between house and home

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www.janforsterestates.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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

