



 Jan Forster

 Jan Forster

Beresford Gardens | Byker | Newcastle Upon Tyne | NE6 2EL

Price £125,000



- Mid-link House
- Two Bedrooms
- Freehold
- Local Facilities
- Council Tax Band: A
- Well Presented
- Allocated Parking Bay
- Front and Rear Gardens
- Transport Links
- Call For More Information





Jan Forster Estates welcome to the sale market this well-presented, two-bedroom, mid-link house on Beresford Gardens in Byker. The property will be an ideal first-time buy or a great option for those looking to downsize.

The accommodation briefly comprises to the ground floor: an entrance porch with useful storage, a welcoming hallway giving access to the well-appointed kitchen, and a spacious lounge, with double doors leading into a bright conservatory that features a door to a handy utility area and French doors open out to the rear garden. Off the landing to the first floor, you are presented with a convenient storage area, two bedrooms- the main one with a built-in wardrobe, and there is a modern shower room WC. Further benefits include gas central heating and double glazing.

Externally there is an easy to maintain garden to the front and there is a charming rear garden with raised decking leading on to a split-level landscaped garden.

The location is well-regarded for its excellent transport links, wide choice of shops and cafes, and easy access to Newcastle city centre, the universities, and major hospitals. Residents can enjoy excellent bus and Metro connections for commuting across the region, while the vibrant Ouseburn Valley and its creative venues sit close by, and nearby green spaces such as Jesmond Dene offer attractive outdoor leisure opportunities.

For more information or to book a viewing, please call our branch on 0191 236 2070.

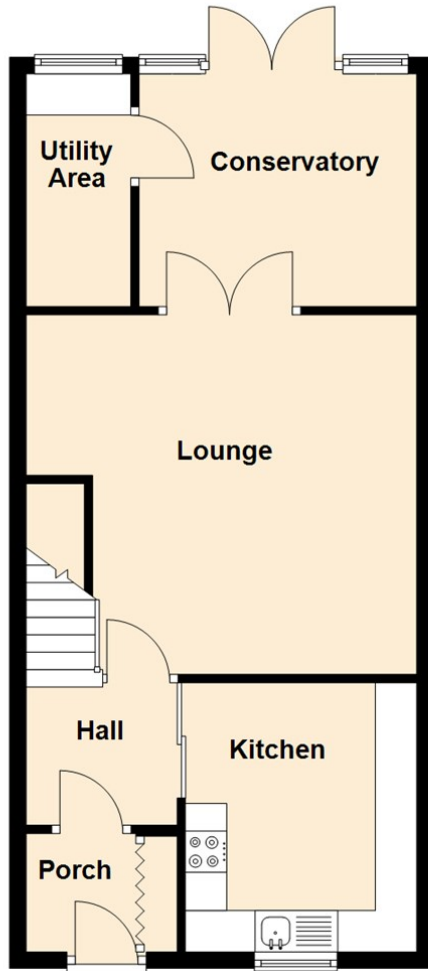
#### Tenure

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

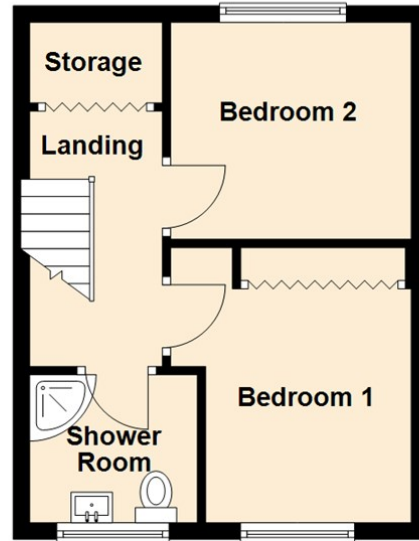
Council Tax Band: A



### Ground Floor



### First Floor



Lounge 15'7" x 14'3" (4.75 x 4.35)

Kitchen 10'7" x 9'2" (3.25 x 2.80)

Conservatory 9'0" x 8'6" (2.76 x 2.61)

Utility 9'4" x 4'1" (2.86 x 1.26)

Bedroom One 10'1" x 9'6" (3.08 x 2.90)

Bedroom Two 9'6" x 8'7" (2.90 x 2.62)

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



[www.janforsterestates.com](http://www.janforsterestates.com)

