



 **Jan Forster**

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Edgefield | West Allotment | Newcastle Upon Tyne | NE27 0BT

Price £285,000



- **Stunning Property**
- **Garage to Rear**
- **Off Street Parking**
- **Popular Location**
- **Viewing A Must**
- **Conservatory**
- **Beautiful Gardens**
- **Downstairs WC**
- **Leasehold**
- **Call For More Information**





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This stunning three-bedroom semi-detached home is located in the highly sought-after area of Edgefield, Northumberland Park, and is ideal for the growing family.

Positioned within a popular and well-established residential development, the property benefits from excellent access to a wide range of local amenities including reputable schools, convenient shopping facilities, and superb transport links providing easy connectivity to surrounding areas and Newcastle city centre. The area is also well regarded for its community feel, nearby green spaces, and family-friendly environment.

Offering spacious and versatile living accommodation across three floors, the property briefly comprises an inviting entrance hallway, a modern kitchen/diner featuring fitted units and integrated appliances, a generous conservatory complete with a charming log burner, and a convenient ground floor WC.

The first floor hosts a well-proportioned principal bedroom with en-suite facilities, along with a bright and airy lounge featuring a Juliet balcony, allowing for an abundance of natural light and an attractive open outlook, perfect for relaxing or entertaining. The top floor offers two further double bedrooms and a contemporary family bathroom WC. Additional features include gas central heating and double glazing throughout.

Externally, the property features well-presented, low-maintenance gardens to the front and rear, with a Westerly facing aspect, incorporating a patio area, raised decking and artificial lawn, in addition to a driveway and garage offering generous off-street parking and storage space.

We anticipate a high level of interest in this delightful family home and early viewing is recommended. For more information please call our team on 0191 236 2070.

Tenure

The property is understood to be leasehold; however, this should be confirmed with a licensed legal representative.

Council Tax Band: D



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Lounge 11'7" x 16'5" (3.55 x 5.02)

Kitchen 11'5" x 16'4" (3.49 x 5.00)

Conservatory 16'0" x 17'5" (4.88 x 5.33)

Bedroom One 10'0" x 16'6" (3.06 x 5.05)

Bedroom Two 11'11" x 14'4" (3.65 x 4.38)

Bedroom Three 10'1" x 14'0" (3.09 x 4.28)

The difference between house and home

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

Contact Us: 0191 236 2070



www.janforsterestates.com

