



 **Jan Forster**

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Birchwood Avenue | North Gosforth | Newcastle Upon Tyne | NE13 6QB

Price £200,000



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- Sought After Location
- No Onward Chain
- Attached Garage
- Leasehold
- Early Viewing Recommended
- Three Bedrooms
- Off Street Parking
- Excellent Amenities
- Council Tax Band: C
- Call For more Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/-rX4hTZey6Y>  
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Jan Forster Estates are delighted to welcome to the market this spacious three-bedroom, semi-detached bungalow, ideally located on the sought-after Birchwood Avenue in North Gosforth. The property is offered for sale with the added benefit of no upper chain, making it an excellent opportunity for a wide range of buyers.

Positioned in a popular and well-established residential area, Birchwood Avenue offers a real sense of community along with easy access to a range of local amenities, including shops, schools, and excellent public transport links. Further amenities can be found in nearby Gosforth and Newcastle city centre, offering a variety of shopping, leisure, and dining options.

Internally, the property briefly comprises a welcoming entrance hallway, a bright and spacious lounge with a bay window that allows plenty of natural light, and a well-appointed kitchen with a range of fitted floor and wall units. There is a modern three-piece bathroom, complete with useful storage under the vanity unit. The bungalow also features three generous bedrooms, one of which benefits from access to a charming sunroom - an ideal space to relax. Further benefits include gas central heating and double glazing.

Externally, the property boasts a driveway to the front, providing off-street parking and leading to an attached garage. To the rear, there is a lovely private garden with a mix of patio space, lawn, and borders - perfect for enjoying the outdoors during warm summer evenings.

For further information or to arrange a viewing, please contact our sales team on 0191 236 2070. Early viewing is highly recommended.

#### Tenure

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

Council Tax Band: C





Lounge 15'3" x 11'9" (4.66 x 3.60)

Kitchen 9'8" x 8'0" (2.96 x 2.44)

Sun Room 11'3" x 6'10". (3.45 x 2.10.)

Bedroom One 12'9" x 11'1" (3.89 x 3.38)

Bedroom Two 10'7" x 8'11" (3.24 x 2.73)

Bedroom Three 11'4" x 10'1" (3.46 x 3.08)

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>54</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 	



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

**Contact Us: 0191 236 2070**

