



 **Jan Forster**

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Beanley Place | High Heaton | Newcastle Upon Tyne | NE7 7DQ

Offers Over £240,000



 Jan Forster



- End of Terrace House
- Desirable Area
- Three Bedrooms
- Double Driveway
- Extended To The Rear
- Two Bathrooms
- Close To Local Amenities
- Good Transport Links
- Council Tax Band: A
- Call For More Information



 Jan Forster



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Jan Forster Estates welcome to the sales market this charming end-terrace house, ideally positioned on a delightful cul-de-sac at Beanley Place, in High Heaton

The property enjoys a highly convenient location, surrounded by a wide range of local amenities including shops, services, well-regarded schools, and the Freeman Hospital. Four Lane Ends Interchange is also within easy reach, offering excellent public transport links. For those commuting by car, the nearby A1058 Coast Road provides direct access to both Newcastle city centre and the coast. In addition, there are attractive green spaces close by- including the picturesque Jesmond Dene, perfect for walking, outdoor activities, and simply enjoying nature.

The property opens into a welcoming entrance hall, leading through to a spacious lounge and a well-appointed kitchen featuring modern fitted units, a breakfast bar, and direct access to the rear garden - ideal for both everyday living and entertaining. There is also a handy ground floor bathroom WC fitted with contemporary fixtures, including a sleek vanity unit, overhead shower, and niche wall-shelves.

Upstairs, the first floor offers three well-proportioned bedrooms along with a shower room complete with WC, providing comfortable accommodation for families or professionals alike. Further benefits include gas central heating and double glazing. A delightful space to relax or entertain in the warmer months.

Externally to the front, there is a block paved driveway for off street parking. To the rear, there is a good-sized garden with a patio, decked area, lawn, and planted borders.

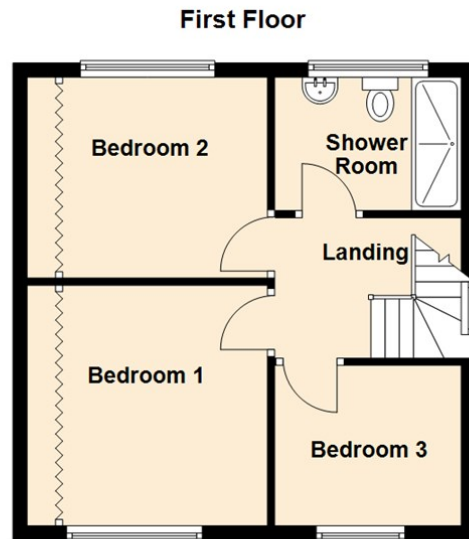
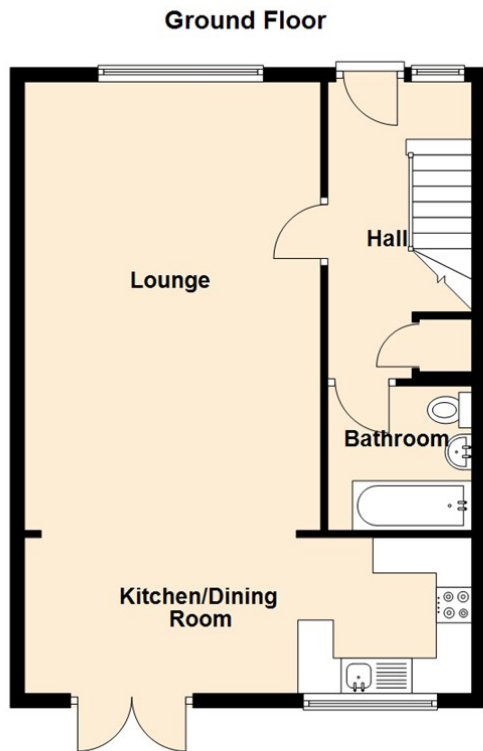
For more information and to book a viewing, please call our sales office on 0191 236 2070.

#### Tenure

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

Council Tax Band: A





Lounge 12'11" x 20'1" (3.96 x 6.13)

Kitchen Diner 17'8" x 11'10" (5.41 x 3.61)

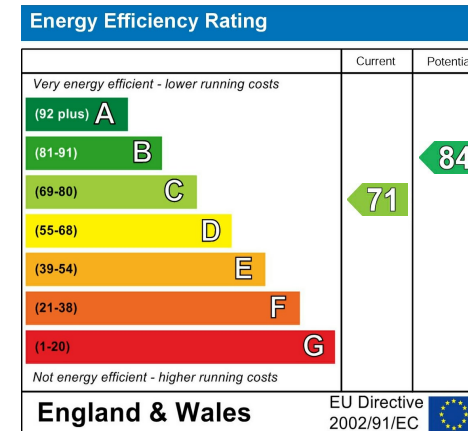
Bedroom One 12'0" x 8'9" (3.66 x 2.68)

Bedroom Two 8'5" x 10'3" (2.57 x 3.13)

Bedroom Three 8'3" x 8'8" (2.53 x 2.65)

## The difference between house and home

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