



 Jan Forster

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Kirkwood Place | Brunton Park | Newcastle Upon Tyne | NE3 5AU

Price £295,000



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- Great Location
- Semi Detached
- Conservatory
- Front and Rear Gardens
- Viewing Essential
- No Upper Chain
- Two Bedrooms
- Driveway and Garage
- Freehold
- Call For More Information



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**** Video Tour on our YouTube Channel |
<https://youtu.be/n4hHxMGnmXg> ****

Situated on Kirkwood Place within the highly sought-after Brunton Park in Gosforth, Jan Forster Estates are pleased to welcome to the market this two-bedroom bungalow. Offered for sale with the benefit of no upper chain.

The property is in an excellent location, close to a wide range of amenities including well-regarded schools, shops, a post office, pharmacy, and leisure facilities. Further amenities can be found in Gosforth and Newcastle city centre, both easily accessible via regular public transport links and the A1 motorway.

The accommodation briefly comprises: entrance hallway, bedroom two, spacious lounge diner with bay window, main bedroom with garden views and built-in wardrobes, a three-piece family shower room, and a fitted kitchen with a range of floor and wall units. The kitchen provides access to the garage and leads through to a conservatory overlooking the rear garden.



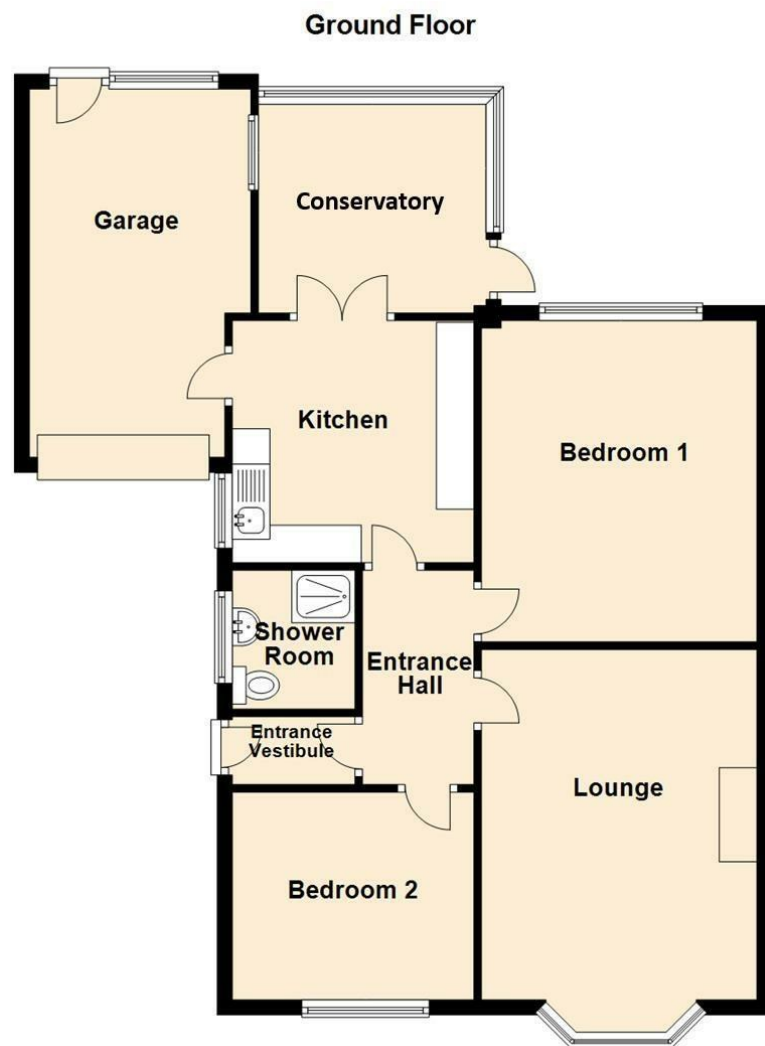
Externally, there is a neat front garden alongside a driveway providing off-street parking and access to the garage. To the rear, there is a charming garden featuring a patio area, lawn, and well-stocked planted borders - ideal for relaxing or entertaining.

For more information or to arrange a viewing, please contact our Gosforth branch on 0191 236 2070.

Tenure

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

Council Tax band: C



Lounge 12'0" x 10'0" (3.66 x 3.07)

Conservatory 12'0" x 10'0" (3.66 x 3.07)

Bedroom One 11'11" x 14'2" (3.65 x 4.34)

Bedroom Two 9'1" x 10'5" (2.78 x 3.19)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	87
(81-91) B		
(69-80) C		
(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 

The difference between house and home

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www.janforsterestates.com

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

