





3



1



2

- Detached House
- Three Bedrooms
- Garage & Driveway
- Cul-De-Sac Location
- Council Tax Band: D
- Sought-After Area
- Two Bathrooms
- Close to Local Amenities
- Freehold
- Call For More Information





Jan Forster Estates are delighted to welcome to the market this stylish, three bedroom detached family home, positioned on the highly sought-after cul-de-sac of Old Campus Close, in High Heaton.

Ideally positioned, this property benefits from a wealth of nearby amenities and excellent transport connections, including the Coast Road, Central Motorway, and A1. It is also within easy commuting distance of the scenic Jesmond Dene, Paddy Freeman's Park, the highly regarded Freeman Hospital, and well-regarded local schools - making it an excellent choice for families and professionals alike.

Briefly comprising to the ground floor: - entrance hallway, dining room, ground floor WC, bright and airy lounge with French doors access to the rear and a modern kitchen with fitted wall and floor units. Off the landing to the first floor, there are three good-sized bedrooms- bedroom one benefitting from an en-suite shower room and built-in wardrobes, and there is also a three-piece family bathroom WC.

Externally, there is a small garden and driveway to the front providing off-street parking for multiple vehicles, leading to the garage. To the rear, there is a good-sized garden with a patio area and lawn - an ideal space for entertaining during those long summer nights.

We anticipate an extremely high level of viewings for this fantastic property. For more information and to book your viewing, please call our sales team on 0191 236 2070.

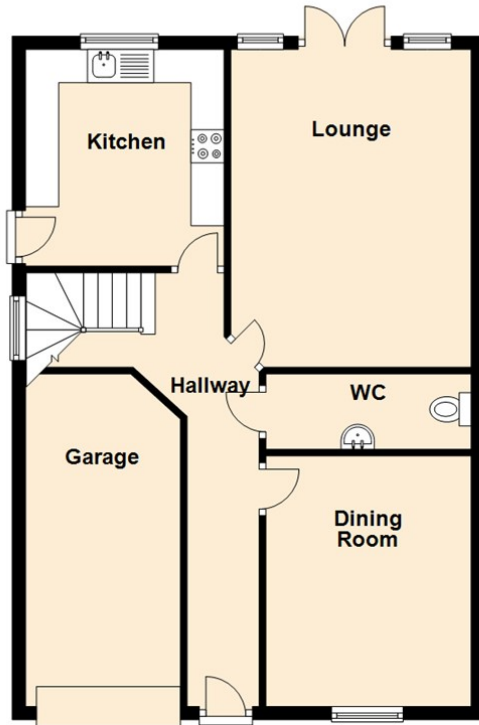
Tenure

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

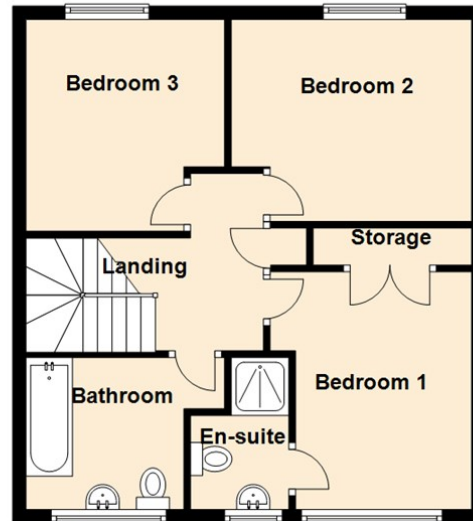
Council Tax band: D



Ground Floor



First Floor



Lounge 8'6" x 14'11" (2.60 x 4.55)

Dining Room 9'11" x 8'6" (3.04 x 2.60)

Kitchen 9'6" x 9'9" (2.92 x 2.98)

Bedroom One 10'6" x 11'3" (3.22 x 3.45)

Bedroom Two 11'8" x 9'9" (3.56 x 2.98)

Bedroom Three 8'9" x 9'8" (2.68 x 2.96)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

Contact Us: 0191 236 2070

