





- Popular Location
- Three Bedrooms
- Rear Garden
- Good Transport Links
- Viewing Recommended
- Mid Terrace
- Double Driveway
- Close To Shops
- Freehold
- Call For More Information





This well presented, three-bedroom mid-terraced home is located on the ever-popular Dolphin Villas on the edge of Hazlerigg, just North of Gosforth.

The area benefits from a real sense of community and a wealth of local amenities including schools, shops, post office, and public transport links, with further amenities being offered within Gosforth and Newcastle city centre.

Internally the property has been improved by the current owners and briefly comprises: - entrance hallway, spacious lounge with dual aspect windows, bright and airy lean-to and kitchen dining room with fitted units and integrated oven, microwave, and hob. To the first floor off the landing are three generous bedrooms along with a modern three-piece bathroom WC with a shower over the L-shaped bath. Further benefits include gas central heating and double glazing.

Externally, the property boasts a private rear garden with a patio and lawned areas along with a double driveway providing off street parking.

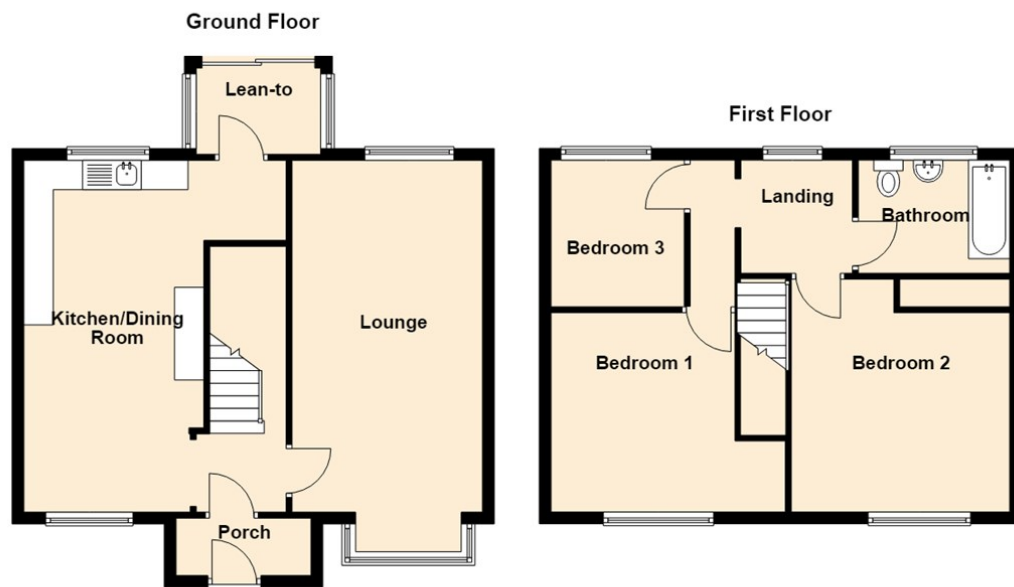
A lovely home that must be viewed to appreciate the value of accommodation on offer. For more information and to book a viewing, please call 0191 236 2070.

Tenure

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

Council Tax band: A





Lounge 19'5" x 10'7" (5.93 x 3.25)

Kitchen Dining Room 17'8" x 10'7" (5.39 x 3.25)

Bedroom One 10'0" x 10'9" (3.05 x 3.30)

Bedroom Two 11'6" x 10'9" (3.53 x 3.30)

Bedroom Three 7'4" x 7'6" (2.25 x 2.30)

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C	71		
(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



www.janforsterestates.com

