



Jan Forster  
estates  
**FOR SALE**  
janforsterestates.com 0191 236 1079



- Cottage Style Terrace
- Immaculately Presented
- Good Transport Links
- Modern Kitchen & Bathroom
- Two Bedrooms
- Sought After Location
- Video Tour Available
- Viewing A Must





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/30yZDbFrQgM> \*\*

Jan Forster Estates are delighted to welcome to the market this two bedroom cottage-style terrace located on Blagdon Terrace, Seaton Burn, North of Gosforth. The property will appeal to a variety of buyers including first time, investors and downsizers.

The property is conveniently positioned close to many local amenities including schools, shops and leisure facilities with further amenities easily accessed via regular public transport links and the A1 & A19 motorways in Gosforth and Newcastle City centre.

Internally the property really does have to be viewed to appreciate the standard of accommodation on offer. Briefly comprising to the ground floor:- stylish kitchen with fitted wall and floor units, a modern three piece family bathroom WC with shower over the bath, and spacious lounge with feature fireplace. To the first floor, there are two good sized bedrooms.

Externally to the front there is a good sized yard and to the rear a South-Westerly facing garden consisting of a decked area.

For more information and to arrange a viewing, please contact our Gosforth office on 0191 236 2680.

#### Tenure

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

#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*A\*

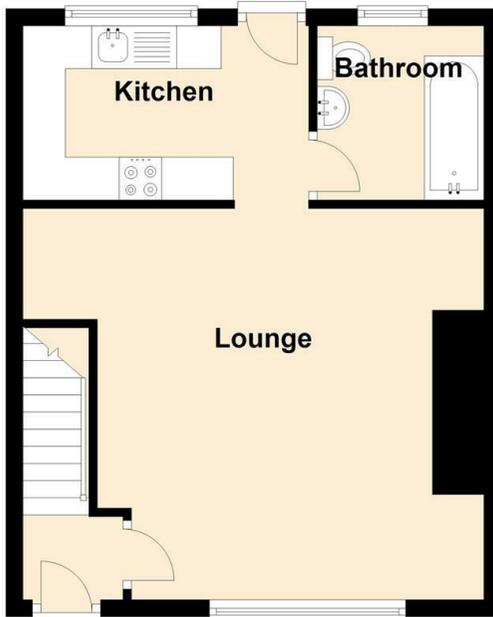
Lounge 14'11" x 17'11" (4.56 x 5.47)

Kitchen 11'4" x 6'8" (3.46 x 2.05)

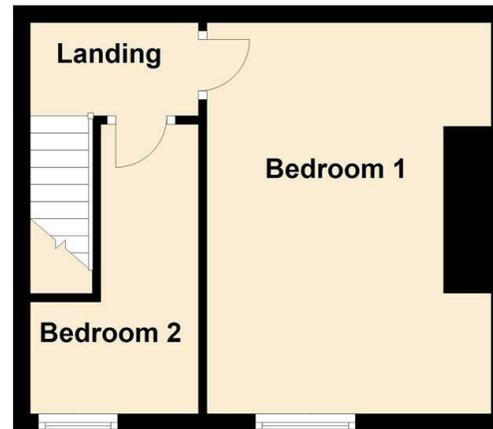
Bedroom One 15'2" x 10'5" (4.64 x 3.18)

Bedroom Two 7'1" x 11'9" (2.18 x 3.60)

### Ground Floor



### First Floor



## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</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	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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

