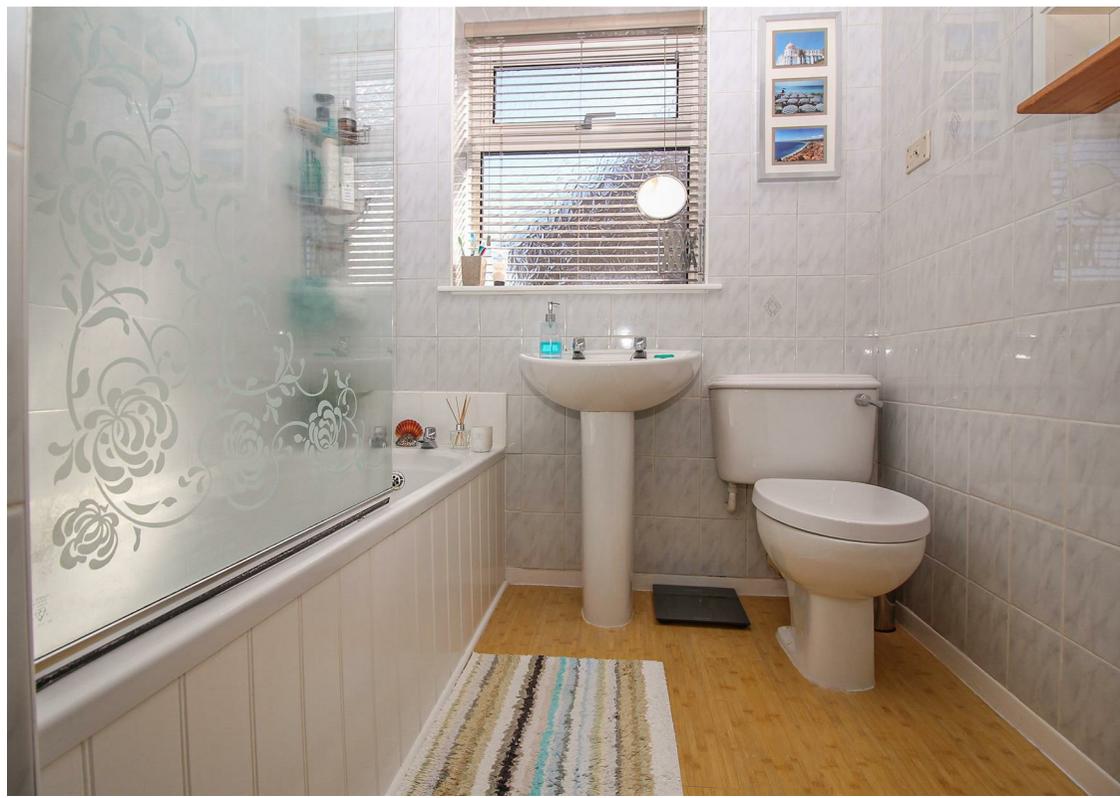






- Immaculate Throughout
- Semi Detached Home
- Open Plan Lounge/Diner
- Enclosed Rear Garden
- Off Street Parking
- Three Bedrooms
- Excellent Location
- Heta Multi Fuel Burner
- Moduleo Flooring
- Garage





** Video Tour on our YouTube Channel | https://youtu.be/OSd_EpW98Mk**

IMMACULATE THROUGHOUT | THREE BEDROOMS | GARAGE & OFF STREET PARKING

A well presented and much improved three bedroom semi-detached house located on the ever-popular Halton Drive situated in Woodlands Park 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. The immediate location gives an open aspect to the front and a generous rear garden.

Briefly comprising:- entrance hallway, lounge diner complete with Moduleo flooring and Heta multi fuel burner, new modern kitchen with built-in appliances and bay window with access to the garage. To the first floor off the landing are three generous bedrooms, bedroom one benefitting from fitted wardrobes, modern three piece bathroom WC with shower over the bath. Also benefitting from gas central heating and double glazing as well as having been fully re wired.

Externally, the property boasts a generous private rear garden with a patio, lawn and secluded terraced area with decking to the bottom as well as a block paved driveway to the front leading to an attached garage.

Tenure

The agent understands the property to be leasehold. 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 *C*



Lounge 11'3" x 13'1" (3.45 x 4.00)

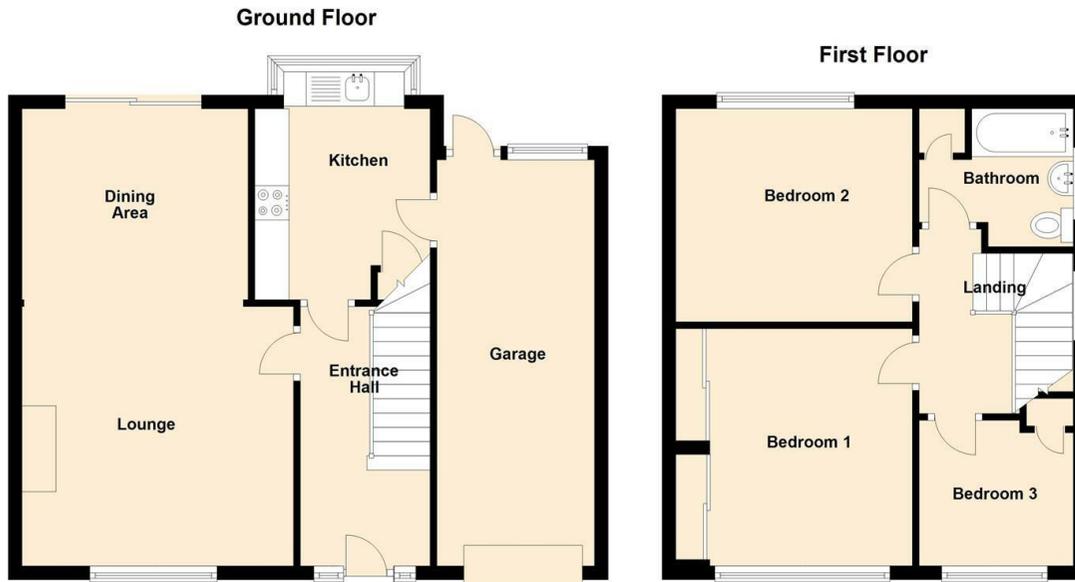
Dining Area 8'7" x 10'10" (2.64 x 3.31)

Kitchen 8'8" x 13'1" (2.66 x 4.00)

Bedroom One 12'1" x 12'5" (3.70 x 3.80)

Bedroom Two 8'9" x 12'1" (2.69 x 3.70)

Bedroom Three 9'8" x 7'10" (2.97 x 2.40)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.janforsterstates.com

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

