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- **Converted Loft Space**
- **Two Double Bedrooms**
- **No Onward Chain**
- **Sought After Location**
- **Leasehold**
- **Semi Detached Bungalow**
- **Three Piece Shower Room**
- **Garage & Off Street Parking**
- **Great Potential**
- **Council Tax Band *C***





**** Video Tour on our YouTube Channel | <https://youtu.be/akMvIMaWed8> ****

TWO DOUBLE BEDROOMS | NO ONWARD CHAIN | CONVERTED LOFT SPACE

Jan Forster Estates are delighted to welcome to the market this well presented two double bedroom semi detached bungalow with converted loft space, beautiful enclosed rear garden, and multi vehicle off-street parking.

Swinhoe Gardens is a sought after location in the heart of the ever popular Woodlands Park, North of Gosforth. The bungalow is well placed for many local amenities including shops, schools, and parks with further amenities being easily accessible in Gosforth and Newcastle city centre via regular bus routes and the A1 Motorway.

The bungalow briefly comprises:- entrance hallway, sizeable lounge with bay window, kitchen with fitted wall and floor units, three piece shower room and two double bedrooms; bedroom one with built-in wardrobes. The current owners have added stair access to the loft from bedroom two; the loft space having been converted into two separate areas.

Externally the property has a multi vehicle drive offering off-street parking leading to the car port and garage with an easy to maintain garden. To the rear, there is the garden with seating area, ideal for entertaining during those warm summer nights as well as the addition of a conservatory.

For more information and to book a viewing please call out Gosforth office on 0191 236 2070.

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 12'0" x 15'0" (3.66 x 4.58)

Kitchen 8'3" x 8'2" (2.54 x 2.50)

Convervatory 7'10" x 12'0" (2.41 x 3.67)

Bedroom One 13'3" x 12'1" (4.04 x 3.70)

Bedroom Two 9'3" x 9'9" (2.83 x 2.99)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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