







2



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- Semi-Detached House
- Two Bedrooms
- Rear Garden
- Popular Location
- Transport Links
- Well-Presented
- Family Bathroom
- Driveway
- Local Facilities
- Council Tax Band \*A\*







**\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/\\_\\_\\_m0nTLAoMU](https://youtu.be/___m0nTLAoMU) \*\***

Jan Forster Estates welcome to the sale market this well-presented semi-detached house, located in a popular residential area. The property is close to local facilities and schools, as well as handy public transport links to Newcastle city centre and the coast. This home will appeal to a variety of buyers including downsizers and first time buyers.

Briefly comprising to the ground floor: entrance porch, spacious lounge with feature fireplace, which leads to the well-appointed kitchen-diner with top and floor units and side access to the rear garden. Off the landing to the first floor, you are presented with two double bedrooms and a three-piece family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally, there is a driveway to the front offering off-street parking and side access to the lawned rear garden with mature shrubs.

For more information and to book a viewing, please, call our High Heaton office on 0191 270 1122.

#### Tenure

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

Council Tax band \*A\*

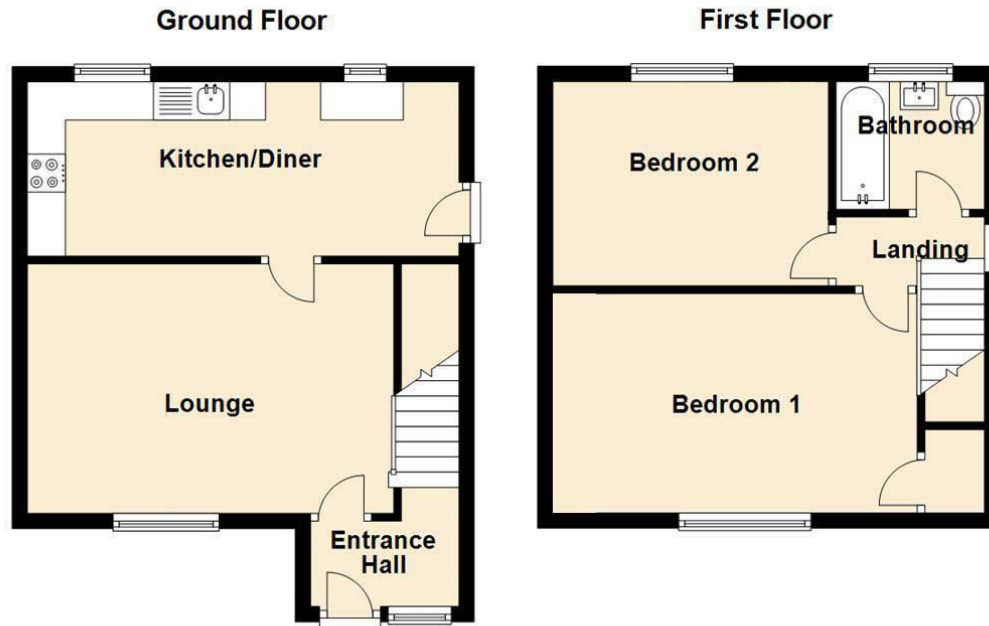


Lounge 15'7" x 10'9" (4.76 x 3.30)

Kitchen 19'1" x 7'6" (5.82 x 2.30)

Bedroom One 15'10" x 9'9" (4.83 x 2.99)

Bedroom Two 12'2" x 8'9" (3.72 x 2.69)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## The difference between house and home

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