





3



1



1

- Well Presented
- Three Bedrooms
- Off Street Parking
- Double Glazing
- Viewing Recommended
- Close To Amenities
- Bright and Airy
- Gas Central Heating
- Council Tax Band *B*
- Call For More Information





** Video Tour on Our YouTube Channel | <https://youtu.be/0Ri8cAbvEYQ>
**

This well-presented, three-bedroom, semi-detached home is positioned on Garden Croft in Forest Hall. The location is close to a range of local amenities, making it a fantastic choice for families or those looking for easy access to shops, schools, and transport links.

Briefly comprising to the ground floor: - entrance hallway, bright and airy lounge with box-bay window and a modern kitchen diner with fitted units, integrated oven and hob and French door access to the rear. To the first floor there are three bedrooms and a family bathroom WC. Further benefits include gas central heating and double glazing throughout.

Externally there is an easy to maintain garden to the front along with a driveway, side access and there is a split-level garden to the rear with a patio area and steps leading to the lawn.

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

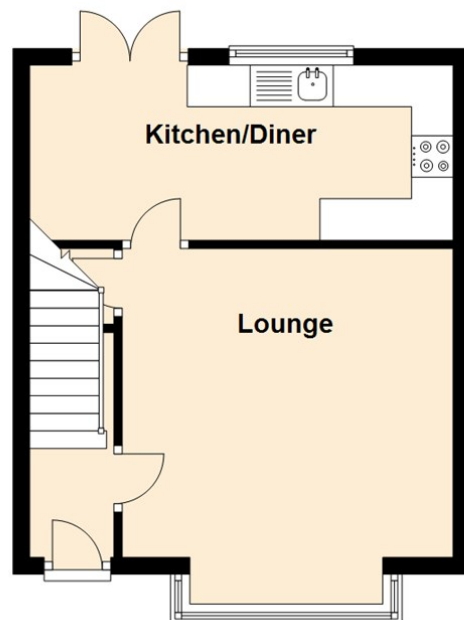
Tenure

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

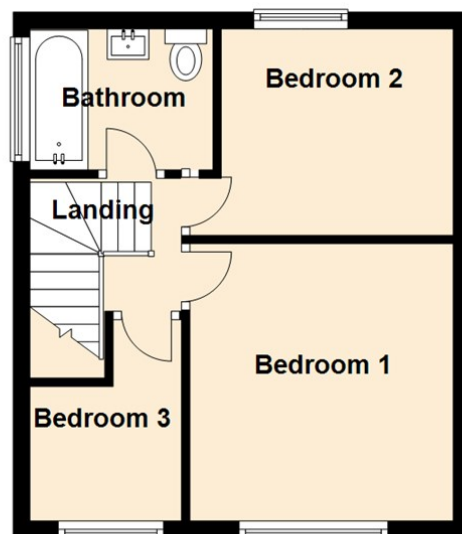
Council Tax band *B*.



Ground Floor



First Floor



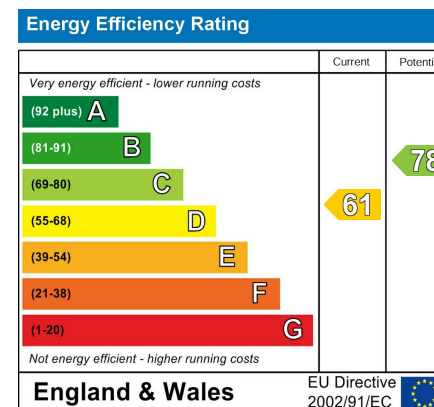
Lounge 12'2" x 13'3" (3.72 x 4.05)

Kitchen 16'7" x 6'11" (5.07 x 2.12)

Bedroom One 10'4" x 10'11" (3.16 x 3.34)

Bedroom Two 10'4" x 8'3" (3.16 x 2.52)

Bedroom Three 8'0" x 5'11" (2.44 x 1.82)



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.



www.janforsterestates.com

Gosforth

High Heaton

Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

