





- 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>  
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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.

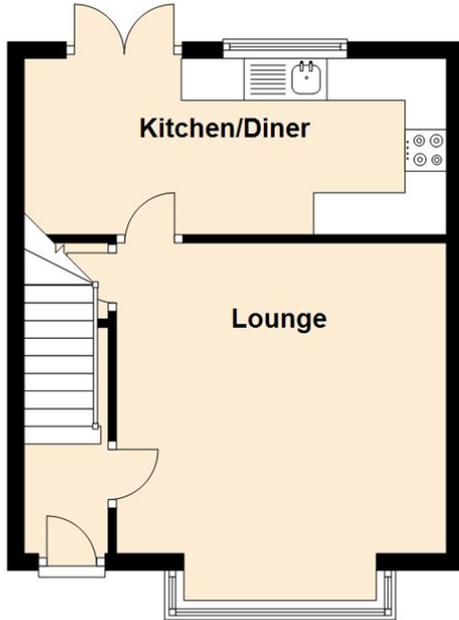
#### Tenure

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

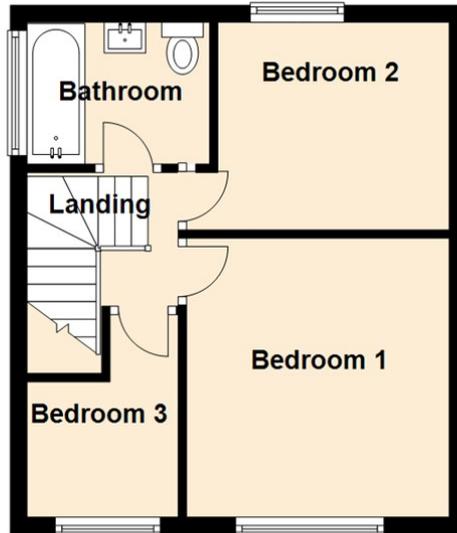
Council Tax band \*B\*.



**Ground Floor**



**First Floor**



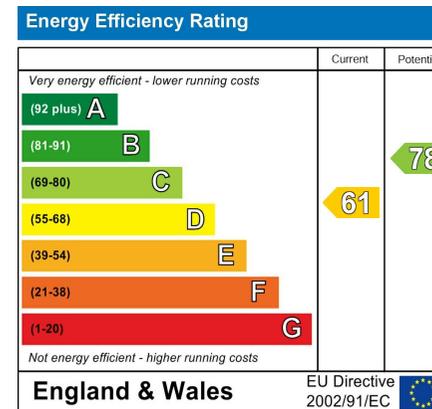
Lounge 12'2" x 13'3" (3.72 x 4.05)

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

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Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

