





- **FULLY REFURBISHED**
- **No Forward Chain**
- **Utility/Sun Room**
- **Four Piece Bathroom**
- **Freehold**
- **Two Double Bedrooms**
- **Open Plan Living**
- **Garage & Drive**
- **South Facing Rear Garden**
- **Council Tax Band \*B\***





\*\* Video Tour on our YouTube Channel | <https://youtu.be/f4hIVTXmRGY>  
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FULLY REFURBISHED | NO FORWARD CHAIN | SOUTH FACING REAR GARDEN

Welcome to Bowes Street, South Gosforth, Newcastle Upon Tyne - a charming location for this delightful semi-detached house. As you step inside, you'll be greeted by a beautifully refurbished property boasting an open plan living space, perfect for entertaining guests or simply relaxing with your loved ones.

This lovely house offers open plan living, ideal for cosy evenings in, a sun room that could be transformed into a handy utility space which has French doors to the garden, two bedrooms offering comfortable living spaces, and a modern four piece bathroom with walk in shower for your convenience. The property also benefits from a south-facing rear garden, allowing you to soak up the sun and enjoy outdoor activities right at your doorstep.



Parking will never be an issue with a drive offering off street parking which leads to the garage, making coming home a breeze. Whether you're a first-time buyer, a small family, or someone looking to downsize, this house offers a warm and inviting atmosphere that you'll be proud to call home.

Don't miss out on the opportunity to make this immaculate property in South Gosforth your own - book a viewing today and start envisioning the life you could create in this wonderful home.

#### Tenure

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

Council Tax band \*B\*.

Lounge Area 13'3" x 16'0" (4.06 x 4.88)

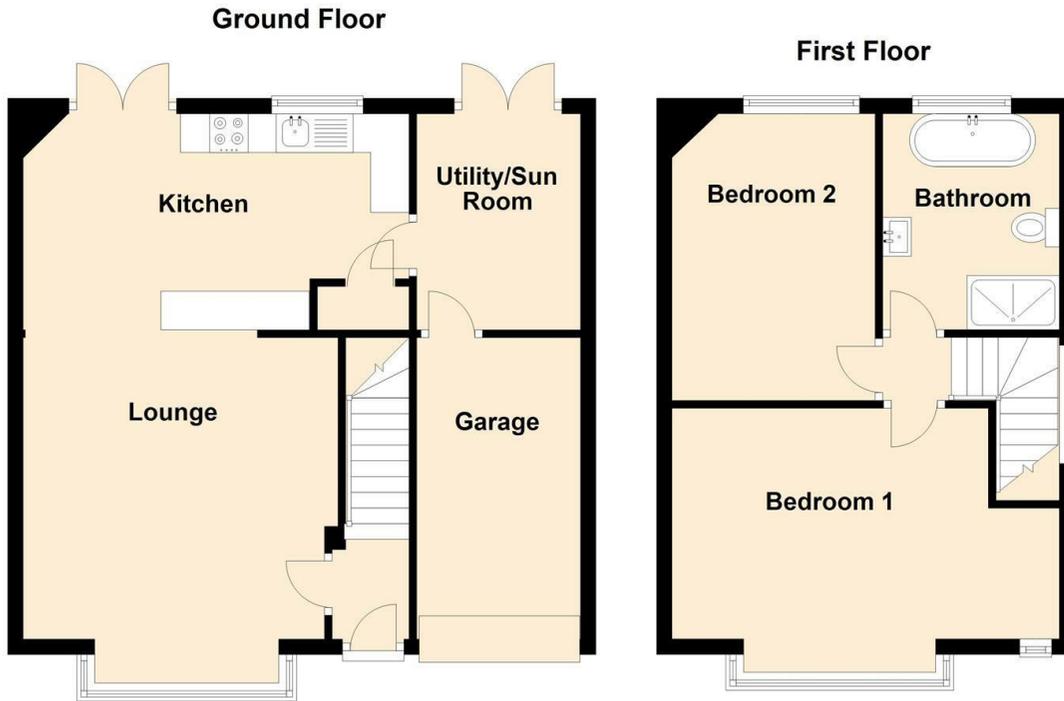
Kitchen Area 16'5" x 9'0" (5.02 x 2.76)

Sun Room/Utility 8'6" x 6'7" (2.60 x 2.03)

Bedroom One 16'7" x 13'1" (5.08 x 4.00)

Bedroom Two 12'0" x 8'11" ( 3.67 x 2.72)

Bathroom 7'5" x 8'10" (2.27 x 2.70)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

