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- Sought After Location
- Three Bedrooms
- Driveway and Garage
- Gas Central Heating
- Council Tax band \*D\*
- Semi Detached Home
- Close To Amenities
- Double Glazing
- Freehold Property
- Viewing Recommended







**\*\* Video Tour on our YouTube Channel | [https://youtu.be/F\\_OnpY7mv\\_c](https://youtu.be/F_OnpY7mv_c) \*\***

**THREE BEDROOMS | DETACHED GARAGE | SOUGHT AFTER LOCATION**

Jan Forster Estates are delighted to welcome to the market this three bedroom semi detached property located on Bowfield Avenue in the highly regarded Melton Park, Gosforth.

The property is within easy reach of a wealth of local amenities including well regarded schools, shops, post office, pharmacy and leisure facilities with further amenities offered in Gosforth and Newcastle via regular public transport links and the A1 motorway.

Internally the accommodation briefly comprises:- entrance hallway with storage, light and airy lounge diner with bay window and access to the rear garden, kitchen with floor and wall units and further access to the rear garden and detached garage.

Off the landing to the first floor there are three generous bedrooms; bedroom one and two with fitted wardrobes, bedroom three has had space saving ladders added to allow access to the loft space and store. Completing the first floor is the three piece shower room with double walk in shower.

Externally there is a driveway offering off street parking leading to the garage to the front, along with a West facing rear garden; ideal for entertaining during those warm summer nights.

Please call our Gosforth team on 0191 236 2070 for more information.

**Tenure**

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

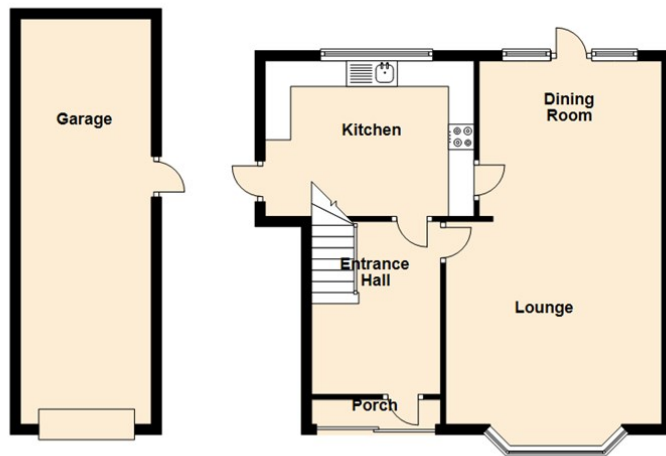
**COVID-19 Guidelines**

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

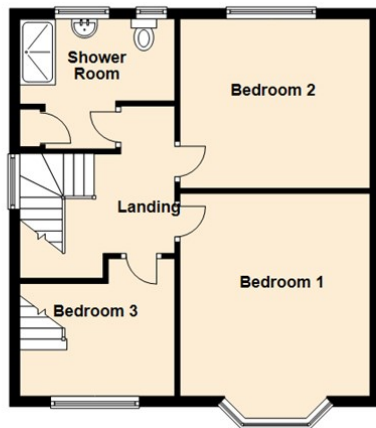
**Council Tax band \*D\*.**



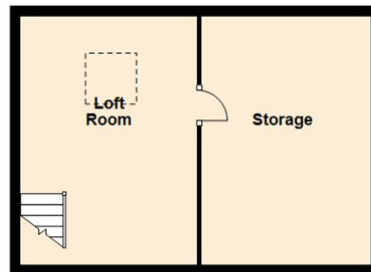
Ground Floor



First Floor



Second Floor



## The difference between house and home

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Lounge Diner 25'11" x 14'2" (7.91 x 4.33)

Kitchen 13'2" x 10'4" (4.02 x 3.17)

Bedroom One 13'5" x 15'10" (4.10 x 4.84)

Bedroom Two 13'5" x 10'2" (4.10 x 3.12)

Bedroom Three 9'8" x 9'1" (2.95 x 2.79)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
EU Directive 2002/91/EC		
England & Wales		

Gosforth

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Newcastle

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High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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