





- Three Bedrooms
- Ground Floor WC
- Conservatory
- Substantial Rear Garden
- Freehold
- No Onward Chain
- Extended Kitchen Diner
- Sought After Location
- Off Street Parking
- Council Tax Band *B*





** Video Tour on our YouTube Channel |
<https://youtu.be/qnls63zvHl4> **

OFF STREET PARKING | NO ONWARD CHAIN | THREE BEDROOMS |
SEMI DETACHED HOUSE

The property is situated in the popular Lesbury Chase in Gosforth, convenient for access to many local amenities including supermarkets, shops, schools and leisure facilities with further amenities easily accessed in Newcastle via regular public transport links and the nearby Metro station.

The well presented property briefly comprises to the ground floor:- entrance hallway with ground floor WC, lounge with sliding doors onto the conservatory, dining room, extended breakfasting kitchen with fitted units and further conservatory access that leads to the rear garden. To the first floor off the landing there are three generous bedrooms and a three piece family bathroom with shower over the bath.



Externally the property features a low maintenance garden to the front as well as a drive offering off street parking and a substantial West facing garden to the rear. Further benefits include double glazing and gas central heating.

Early viewings are highly recommended. For more information or to book your viewing, please call 0191 236 2070.

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 *B*



Lounge 12'8" x 12'8" (3.88 x 3.88)

Dining Room 11'3" x 9'0" (3.44 x 2.76)

Kitchen 12'7" x 16'9" (3.86 x 5.12)

Conservatory 19'8" x 7'8" (6.00 x 2.36)

Bedroom One 11'3" x 11'1" (3.44 x 3.40)

Bedroom Two 12'7" x 11'1" (3.86 x 3.40)

Bedroom Three 9'0" x 7'4" (2.76 x 2.24)

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

The difference between house and home

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Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

