







- Detached Family Home
- Four Bedroom Property
- Modern Build
- Gas Central Heating
- Freehold Property
- Council Tax band \*D\*
- En-Suite Facility
- Multi Car Driveway
- Close To Amenities
- Viewing Essential







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/0mXbWYf7DKg> \*\***

This very well presented and charming detached home is positioned in a popular location, and will appeal in particular to the growing family.

Briefly comprising to the ground floor: entrance hall with a separate cloaks off, bright and airy lounge with bay window, well appointed breakfasting kitchen with fitted wall and floor units, utility room and a ground floor WC. To the first floor there are four double bedrooms; the main with an en-suite and there is also a modern family bathroom. Externally to the front is an easy to maintain garden and a generous block paved driveway leading to the integral garage. To the rear there is a garden with a good sized lawn and a decked area. As you would expect from a modern build home the house is double glazed and also has gas central heating.

The location of the property is very much in demand and is serviced with all amenities. You are within easy striking distance of shopping facilities and are within easy access to main travel links such as the A19. There are also primary and secondary schools within easy reach.

If you are looking for a family home which ticks a lot of boxes, this property is without doubt one to add to your viewing schedule. Please call 0191 257 2000 for more information and to book a viewing.

#### Tenure

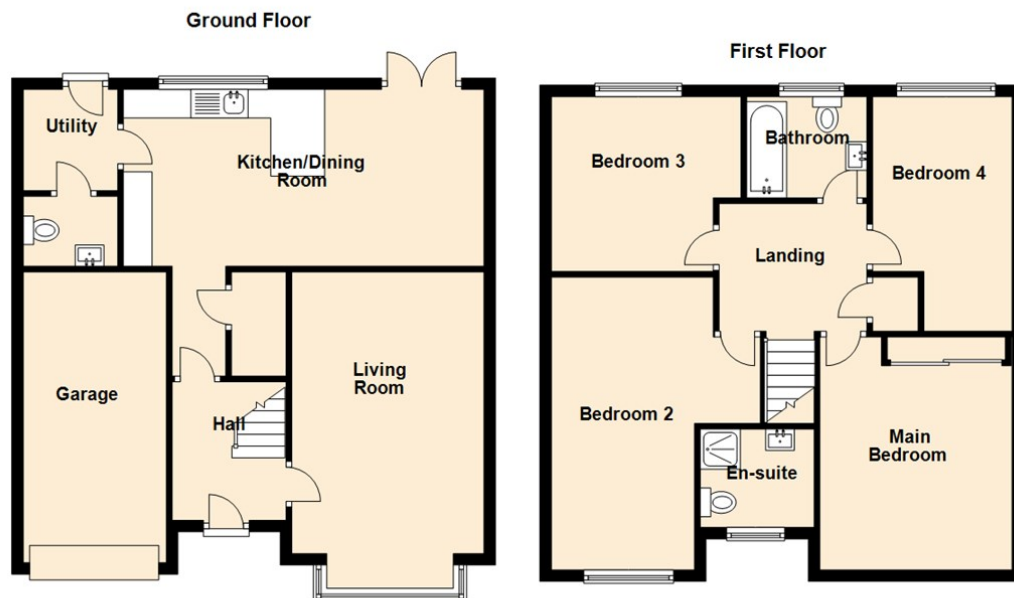
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

#### 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\*.





## The difference between house and home

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Living Room 16'1" x 11'0" (4.92 x 3.36)

Kitchen/Dining Room 10'1" x 20'8" (3.09 x 6.30)

Utility Room 5'9" x 5'4" (1.77 x 1.65)

Main Bedroom 13'4" x 11'0" (4.07 x 3.36)

Bedroom Two 16'9" x 11'11" (5.11 x 3.65)

Bedroom Three 10'3" x 10'10" (3.14 x 3.31)

Bedroom Four 13'5" x 8'0" (4.10 x 2.44)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</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		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

**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**



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