





- **Modern Family Home**
- **End Link Property**
- **Double Glazed**
- **Single Garage/Drive**
- **Central Location**
- **Three Bedroom Home**
- **Conservatory To Rear**
- **Gas Central Heating**
- **Leasehold Property**
- **Viewing Essential**





** Video Tour on our YouTube Channel | <https://youtu.be/LTNsMV0zFe0> **

When it comes to finding the perfect modern build end-link home, you would be hard pressed to find one as well presented and desirable as this. The accommodation is exquisitely presented and the current owner has really maximised the living space to the highest standard.

The property briefly comprises to the ground floor:- entrance hall with a separate cloaks off, bright and airy lounge through dining room with double doors leading a lovely conservatory then out to the garden. A fantastic breakfasting kitchen offers modern wall and floor units along with fitted appliances. Moving onto the second floor you are presented with three bedrooms; the main bedroom with an en-suite facility and there is also a family bathroom with three piece suite. Externally there is garage for secured parking and a lovely sunny rear garden with lawned area and patio. 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 outlets; which are varied, and have easy access to main travel links such as the A19. There are schools nearby which are accessible for primary and secondary needs.

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 our Tynemouth branch on 0191 257 2000 for more information.

Tenure

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

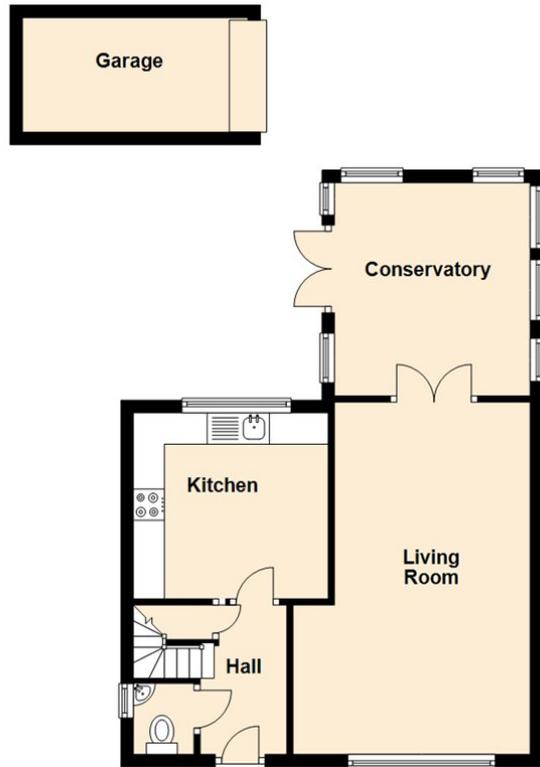
COVID-19 Guidelines

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

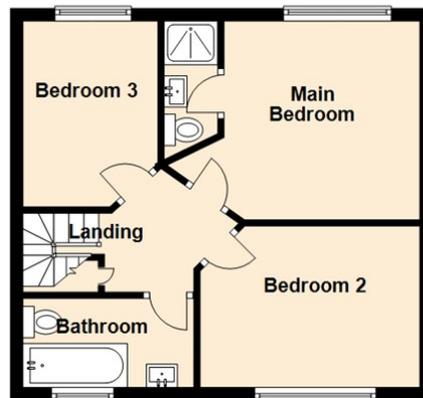
Council Tax band *C*



Ground Floor



First Floor



Living Room 18'5" x 12'6" (5.62 x 3.82)

Kitchen 9'8" x 10'3" (2.97 x 3.14)

Main Bedroom 10'4" x 10'4" (3.17 x 3.15)

Bedroom Two 8'9" x 11'7" (2.67 x 3.54)

Bedroom Three 9'8" x 7'1" (2.97 x 2.17)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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