





- Semi Detached Home
- Garage
- Sought After Location
- West Facing Rear Garden
- Freehold
- Three Bedrooms
- Off Street Parking
- Bi-folding Doors
- MUST BE VIEWED
- Council Tax Band *B*





THREE BEDROOMS | WEST FACING GARDEN | GARAGE & OFF STREET PARKING

Jan Forster Estates are pleased to offer to the market this semi detached house situated in Garden Village convenient for access to all local amenities bus and Metro links to the city centre. In addition there are excellent schools within the area and golf, tennis and bowls club nearby.

Well presented, the property briefly comprises:- porch with double doors onto the entrance hall, 25ft lounge diner with feature fire place and Bi-folding doors opening onto the beautiful West facing rear garden. Kitchen with under floor heating as well as further access to the garden through a cleverly designed door & side panel.

Off the landing to the first floor there are three generous bedrooms, bedrooms one and three with built-in storage and there is a three piece family bathroom with shower over the bath.

Externally to the front, there is a garden and driveway offering off street parking for multiple vehicles, leading to the detached garage. To the rear, there is a well stocked Westly facing rear garden with seating areas, ideal for alfresco entertaining.

We anticipate an extremely high level of viewings on this family home. To arrange yours or for more information please call 0191 236 2070.

Tenure

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

Council Tax band *B*





- Lounge 10'9" x 14'2" (3.29 x 4.34)
- Dining Area 9'6" x 10'11" (2.91 x 3.35)
- Kitchen 7'1" x 10'11" (2.17 x 3.35)
- Bedroom One 12'10" x 10'9" (3.93 x 3.29)
- Bedroom Two 11'6" x 9'1" (3.53 x 2.79)
- Bedroom Three 6'10" x 10'6" (2.10 x 3.22)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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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