



Jan Forster
estates
FOR SALE
janforsterestates.com 0191 236 1079



- Mid Terraced House
- Gas Central Heating
- Freehold
- Council Tax Band *A*
- Affordable Family Home
- Three Bedroom Home
- Double Glazed
- Off Street Parking
- Close To Hospital
- Viewing Essential





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

A great home for the buyer looking for a well priced property to accommodate the needs of the the young growing family.

Internally the property briefly comprises:- entrance hall, lounge with a through dining room, kitchen and access to a rear garden with outbuilding. On the first floor you are presented with three bedrooms and a bathroom WC. As you would expect the house is double glazed and warmed with gas central heating.

The location of this property is without doubt extremely central and you are within easy striking distance of most Tyneside attractions. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the coast or Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and the Metro Service. For the growing family the property is well positioned for access to very well regarded schools.

This property offers very comfortable living space over two floors. For more information please call our Tynemouth branch on 0191 257 2000.

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 *A*



Lounge 11'10" x 11'10" (3.63 x 3.63)

Dining Area 10'4" x 8'6" (3.17 x 2.61)

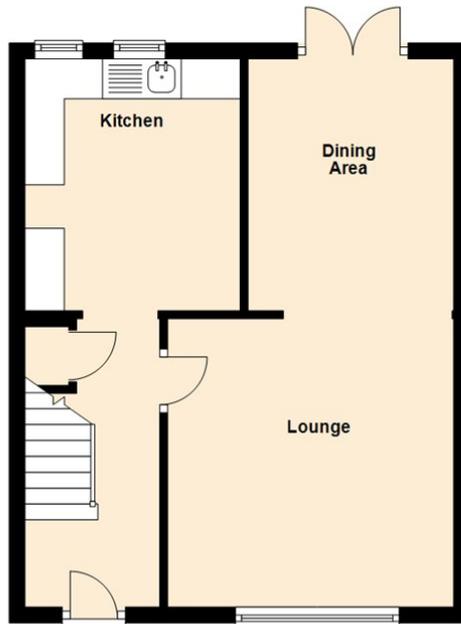
Kitchen 10'4" x 8'11" (3.17 x 2.73)

Main Bedroom 12'0" x 9'9" (3.66 x 2.99)

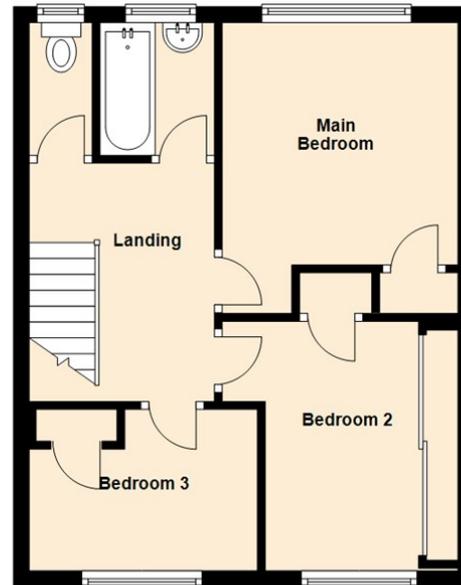
Bedroom Two 10'3" x 8'0" (3.14 x 2.44)

Bedroom Three 6'7" x 9'6" (2.03 x 2.90)

Ground Floor



First Floor



The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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 

Gosforth

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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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