







- Freehold
- Bright And Airy
- Attached Garage
- Front and Rear Gardens
- Ideal First Time Buy
- Council Tax Band \*A\*
- Modern Decor
- Three Bedrooms
- Off Street Parking







**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/kdpVaX8RGJY> \*\***

Jan Forster Estates are delighted to bring to the market this well presented spacious three bedroom semi detached property. Located within a popular residential area close to excellent transport links and local amenities, the property will appeal to a variety of buyers.

Internally the property briefly comprises to the ground floor:- entrance porch, hallway, bright and airy lounge with bay window and French doors leading to a modern dining kitchen with wall and floor units, integrated oven and hob and French doors leading to the rear garden. To the first floor there are three bedrooms; two of which are doubles, and there is a family bathroom with three piece suite and a shower over the L-shaped bath. The property further benefits from gas central heating and double glazing. Externally there is an easy to maintain garden to the front and a driveway providing off street parking for two cars, leading to the attached garage. To the rear there is a generous, well kept garden with a lawn, patio area and pebbled border; a great space to relax or entertain.

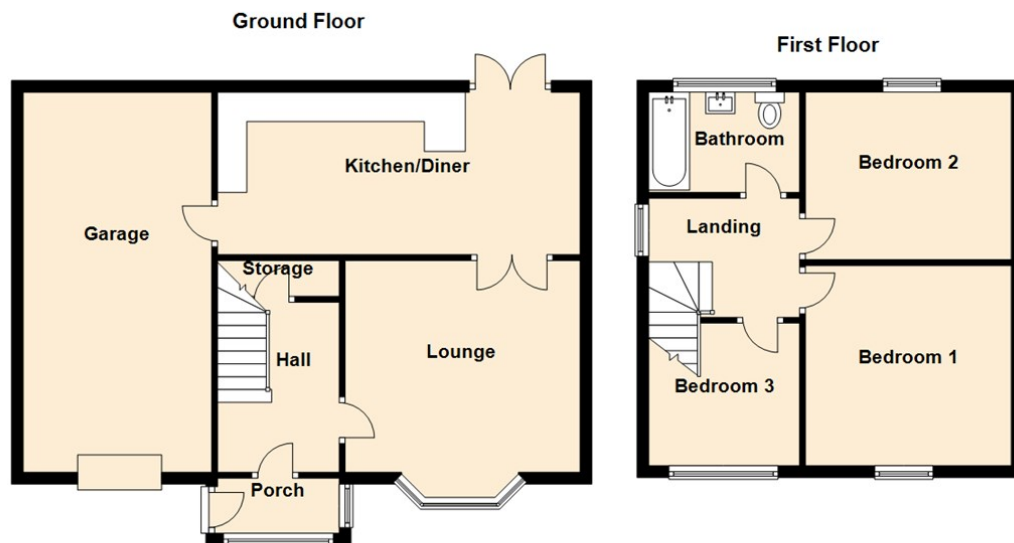
Early viewings come highly recommended. For more information please call our Gosforth branch on 0191 236 2070.

#### Tenure

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

Council Tax band \*A\*.






Lounge 11'10" x 13'2" (3.62 x 4.03)

Dining Kitchen 19'9" x 7'10" (6.02 x 2.40)

Bedroom One 11'7" x 9'8" (3.55 x 2.95)

Bedroom Two 11'7" x 9'8" (3.55 x 2.95)

Bedroom Three 8'3" x 8'0" (2.53 x 2.46)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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