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- 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.

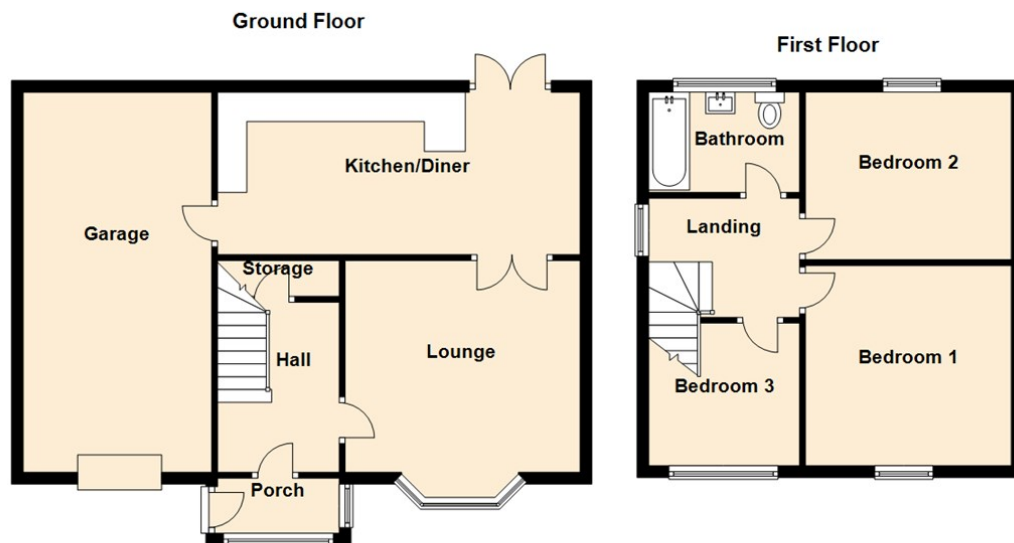
Early viewings come highly recommended. For more information please call our Gosforth branch on 0191 236 2070.

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) A		86
(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 <small>EU Directive 2002/91/EC</small>		

The difference between house and home

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