





- Accommodation Over Three Floors
- Enclosed Rear Garden
- Transport Links
- Council Tax Band*C*
- No Upper Chain
- Open Plan Kitchen/Dining Room
- Lounge With Juliette Balcony
- Freehold
- Views





Jan Forster Estates welcome to market this four bedroom three storey mid terrace property. Located within a popular residential area the property will appeal to a variety of buyers. Close to excellent transport links and local amenities early viewings come highly recommended.

Internally the property briefly comprises; entrance hallway, downstairs WC, bright and airy lounge boasting a Juliet balcony with views and bedroom four. To the lower level there is the kitchen dining room with French doors to the rear garden, utility room and a study/games room. To the first floor there are three bedrooms; the main with en-suite and there is also a family bathroom. The property benefits from gas central heating and double glazing. Externally there are gardens to the front and rear along with a driveway providing off street parking.

Tenure

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

Council Tax band *C*





- Lounge 16'2" x 9'8" (4.94 x 2.95)
- Kitchen Diner 9'8" x 16'2" (2.95 x 4.94)
- Utility Room 6'5" x 8'3" (1.96 x 2.53)
- Bedroom 4/Games Room 15'10" x 9'6" (4.83 x 2.90)
- Bedroom One 8'9" x 11'3" (2.67 x 3.44)
- Bedroom Two 8'2" x 14'0" (2.51 x 4.27)
- Bedroom Three 9'10" x 7'6" (3.00 x 2.29)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	80	
(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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Gosforth 0191 236 2070
Newcastle 0191 284 4050
High Heaton 0191 270 1122
Tynemouth 0191 257 2000
Low Fell 0191 487 0800
Property Management Centre 0191 236 2680



www.janforsterstates.com

