





- No Onward Chain
- Semi Detached
- Off Street Parking
- Enclosed Rear Garden
- Freehold
- 20ft Lounge Diner
- Three Bedrooms
- Sought After Location
- MUST BE VIEWED
- Council Tax band \*A\*





## SEMI DETACHED | OFF STREET PARKING | THREE BEDROOMS

Jan Forster Estates are delighted to bring to the market this three bedroom semi-detached property with driveway, three bedrooms and the benefit of being freehold.

Located in Seaton Burn, the property has easy access to a wealth of local amenities including shops, schools, and woodland walks, with further facilities in Gosforth and Newcastle city centre, easily accessed via regular public transport links and the nearby A1 motorway.

Internally the accommodation briefly comprises to the ground floor:- welcoming entrance hallway, dual aspect 20ft lounge diner, fitted kitchen with floor and wall units and utility space with further garden access. To the first floor off the landing, there are three generous bedrooms, a bathroom with shower over the bath and a separate WC

Externally there is a driveway to the front and there is a substantial enclosed rear garden; ideal for entertaining during those warm summer nights.

For more information and to book your viewing please call our Gosforth sales team on 0191 236 2070.

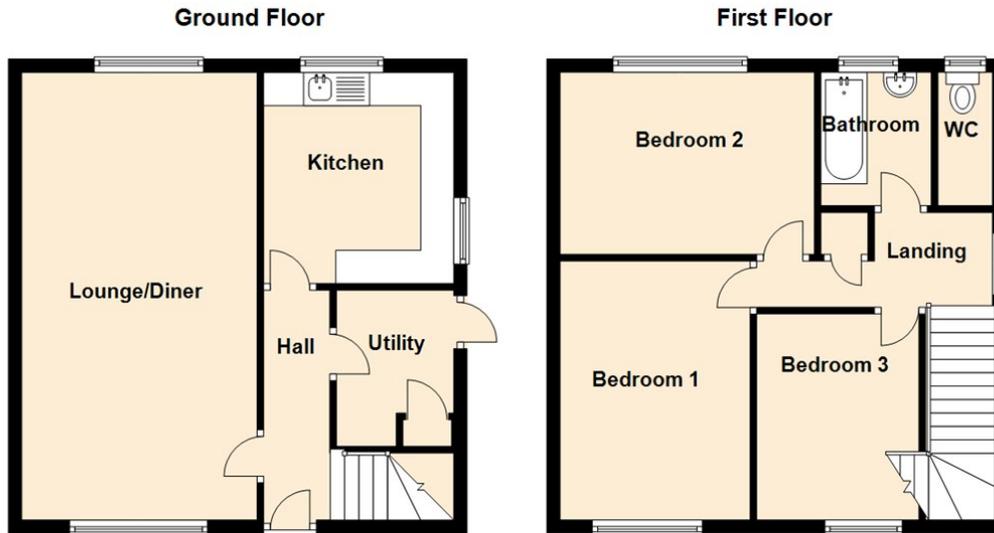
### Tenure

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

Council Tax band \*A\*



Lounge 11'5" x 20'6" (3.48 x 6.26)  
 Utility Room 7'8" x 6'9" (2.34 x 2.07)  
 Kitchen 8'11" x 10'4" (2.74 x 3.16)  
 Bedroom One 12'11" x 9'10" (3.94 x 3.02)  
 Bedroom Two 12'10" x 8'6" (3.92 x 2.60)  
 Bedroom Three 8'5" x 9'2" (2.57 x 2.80)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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