



Jan Forster  
**FOR SALE**  
0191 236 1079  
janforsterestates.com





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- Link Detached House
- Attached Garage
- Lawned Garden
- Sought After Location
- Video Tour Available
- Three Bedrooms
- Off Street Parking
- Ample Storage
- No Onward Chain
- MUST BE VIEWED







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/9jRHAsZ6Ers> \*\***

Jan Forster Estates are delighted to present this three bedroom link-detached property situated on the ever desirable Derwentdale Gardens in High Heaton, offering accommodation which makes a fantastic family home.

The property is close to many local amenities including schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities being offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises to the ground floor:- entrance hall, bright and airy dining room with walk-in bay window, lounge with feature fireplace and looking out to the rear garden, kitchen with pantry cupboard, breakfast bar and fitted wall and floor units along with with access to the garage. To the first floor, there are three good-sized bedrooms; all but one with built-in wardrobes and the main with a bay window. There is also a bathroom with a shower over the bath and a separate WC. The property further benefits from double glazing, gas central heating and ample storage throughout.

Externally there is a paved driveway to the front, providing off-street parking, leading to the attached garage. To the rear, there is a substantial, Westerly-facing lawned garden. A great space for entertaining during those long summer nights.

We anticipate an extremely high level of viewings on this spacious family home. To arrange a viewing or for more information please call our High Heaton sales team on 0191 270 1122.

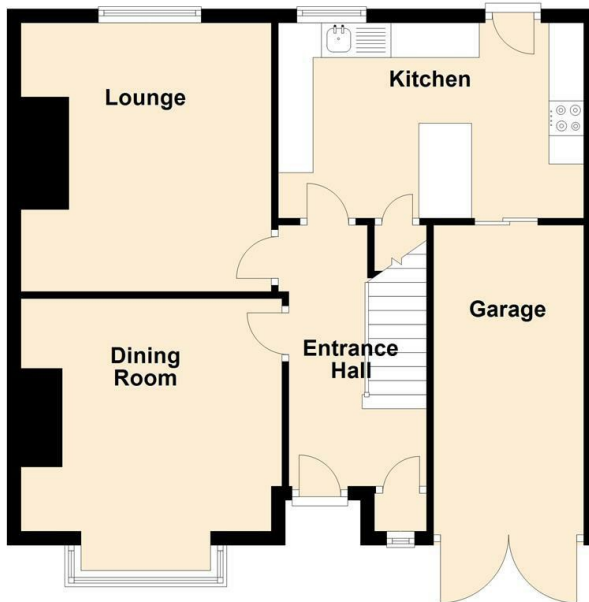
#### Tenure

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

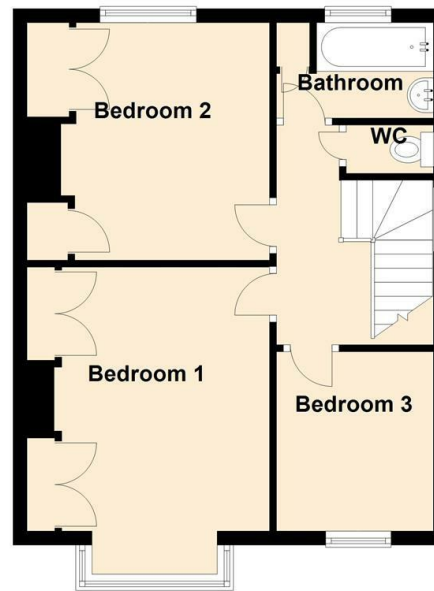
Council Tax Band \*C\*.



Ground Floor



First Floor



Lounge 12'8" x 11'4" (3.88 x 3.46)

Dining Room 12'11" x 12'2" (3.95 x 3.72)

Kitchen 8'10" x 14'4" (2.71 x 4.38)

Bedroom One 8'11" x 15'1" (2.73 x 4.62)

Bedroom Two 9'10" x 11'3" (3.00 x 3.45)

Bedroom Three 8'5" x 8'3" (2.58 x 2.54)

#### Energy Efficiency Rating

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

## The difference between house and home

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