





- Significantly Extended
- Four Bedrooms
- Substantial Rear Garden
- Open Plan Living
- Freehold
- Semi Detached House
- Two Bathrooms
- No Forward Chain
- Off Street Parking
- Council Tax Band C





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/0l65yuqRFzc> \*\*

SIGNIFICANTLY EXTENDED | FOUR BEDROOMS | TWO BATHROOMS

If you are in the market for a property with WOW factor then this four bedroom semi detached house has it in abundance, with its vaulted primary bedroom, open plan living area and substantial corner plot. The property has been extensively altered from the former standard house it once was to give tasteful accommodation over two floors and is offered with no chain.

Briefly comprising:- entrance hallway, open plan lounge dining and kitchen area with two sets of French doors onto the garden making it perfect for entertaining, downstairs bathroom WC, separate utility room and stunning primary bedroom/second reception room with feature ceiling and French doors onto the garden.

To the first floor off the landing are two double bedrooms and a single as well as a stunning shower room WC.

Externally there is a large paved driveway to the front providing ample parking and gardens to the side and rear that benefit from a sunny South Westerly aspect with decking area, ideal for alfresco entertaining.

For more information and to book your viewing please call our 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 \*C\*



Lounge Area 10'11" x 13'9" (3.33 x 4.21)  
 Kitchen Area 6'11" x 12'0" (2.11 x 3.66)  
 Bedroom One 11'7" x 10'11" (3.54 x 3.33)  
 Bedroom Two 10'11" x 13'9" (3.33 x 4.21)  
 Bedroom Three 10'11" x 10'5" (3.33 x 3.18)  
 Bedroom Four 10'7" x 6'10" (3.25 x 2.10)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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



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