







- Freehold
- Sizeable Rear Garden
- No Upper Chain
- Popular Location
- Council Tax Band \*E\*
- Detached Home
- Three Bedrooms
- Must Be Viewed
- Transport Links
- Call For More Information







**\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/f9Nr6\\_G7bPg](https://youtu.be/f9Nr6_G7bPg) \*\***

Jan Forster Estates welcome to the market this three bedroom detached property. Located within the popular Warkworth Woods development and is offered with no upper chain.

The property is within close proximity to excellent transport links and a wealth of local amenities including well regarded schools and shops, with further amenities offered in Gosforth and Newcastle.

Briefly comprising to the ground floor; entrance hallway, lounge with French doors to the rear garden, dining room, modern kitchen with wall and floor units and a breakfast bar, rear lobby and downstairs WC. To the first floor there are three bedrooms; the main with en-suite and there is a four piece family bathroom WC. The property further benefits from gas central heating and double glazing. Externally there is a sizeable garden to the rear with patio area and detached garage and driveway.

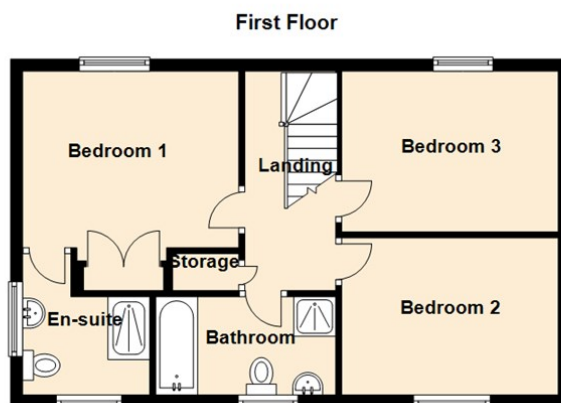
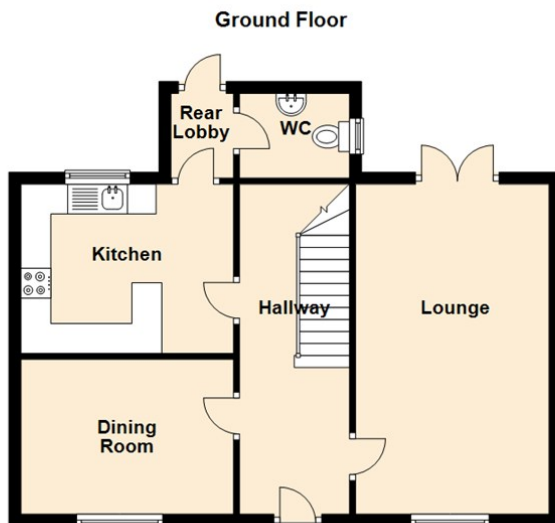
Early viewings come highly recommended. To book yours and for more information, please call our Gosforth sales team on 0191 236 2070.

#### Tenure

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

Council Tax band \*E\*





## The difference between house and home

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Lounge 10'6" x 18'2" (3.22 x 5.54)


Dining Room 11'8" x 8'6" (3.56 x 2.60)

Kitchen 11'8" x 9'0" (3.56 x 2.75)

Bedroom One 11'10" x 10'5" (3.63 x 3.18)

Bedroom Two 11'9" x 8'10" (3.60 x 2.70)

Bedroom Three 11'9" x 8'10" (3.60 x 2.70)

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 

**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](http://www.janforsterstates.com)

