







2



1



1

- End Terrace House
- Off-Street Parking
- Close To Local Amenities
- Part Furnished Basis
- Minimum 12 Months
- Two Bedrooms
- Ground Floor WC
- Good Transport Links
- Available May 2024
- **MUST BE VIEWED**







Jan Forster Estates are pleased to offer to the market this well presented end terraced house situated in Longbenton. Available May 2024 on a part furnished basis. A convenient location for access to all local amenities and transport links, including prime bus routes and the Metro service.

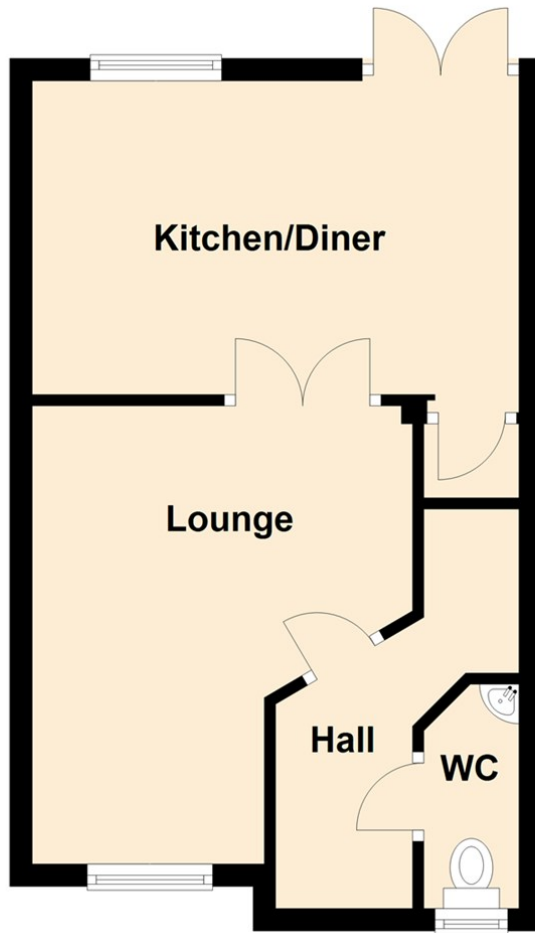
Benefiting from a cul-de-sac location, the property briefly comprises:- entrance hall, ground floor WC, light and airy lounge with feature fireplace, kitchen/diner with fitted units and French doors onto the rear garden. To the first floor there are two good-sized bedrooms; both with fitted storage, and there is a three piece bathroom with overhead shower. Externally there is an easy to maintain garden to the front with a driveway, providing off-street parking, and a spacious garden to the rear.

We anticipate a high level of viewings on this charming home. To book yours or for more information, please call our Heaton team on 0191 270 1122.

Council Tax band \*B\*



## Ground Floor



## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Lounge 13'5" x 6'6" (4.09 x 2.00)

Kitchen/Diner 9'2" x 14'3" (2.80 x 4.35)

Bedroom One 12'2" x 14'3" (3.71 x 4.35)

Bedroom Two 10'5" x 7'6" (3.19 x 2.31)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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		
England & Wales		
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.janforsterestates.com](http://www.janforsterestates.com)

