





2



1



1

- Semi Detached Bungalow
- Off Street Parking
- Garden
- Close To Local Amenities
- Affordable Housing Scheme
- Two Bedrooms
- Cul-De-Sac Location
- Ample Storage
- Good Transport Links
- MUST BE VIEWED





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

Jan Forster Estates are pleased to welcome this lovely extended two bedroom semi detached bungalow in the sought after Ministry II Development, offered to the open market under a section 106 agreement. The property is located within a popular residential area, and is close to excellent amenities and transport links.

The property briefly comprises:- entrance hallway with storage, two good sized bedrooms, three piece bathroom with shower over the bath, stylish kitchen/diner with fitted wall and floor units, and open lounge dining room with Velux windows and French doors leading to the rear garden. Further benefits include gas central heating, double glazing, and ample storage.

Externally there are well-kept gardens to the front and rear along with a driveway, providing off-street parking to front and lawned and patio areas to the rear.

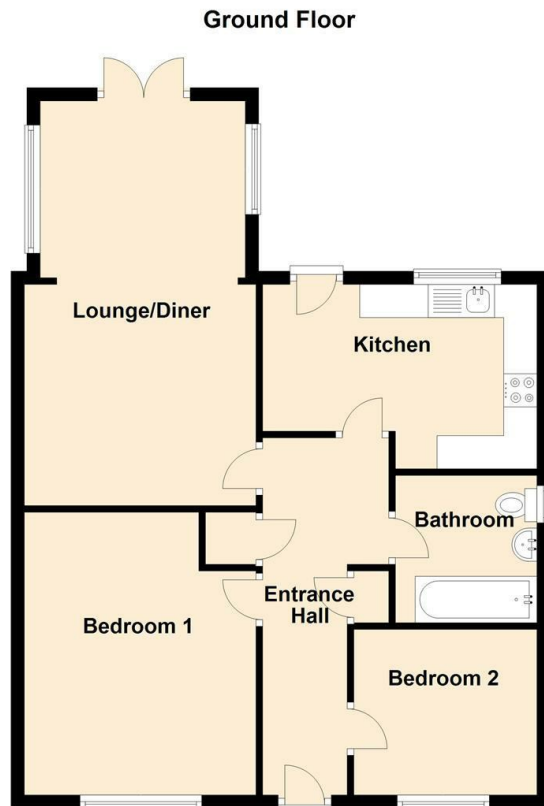
We anticipate an extremely high level of viewings on this charming property. This property is for sale to someone satisfying the definitions of local housing need, adjoining parish or borough. For more information, please call our sales team on 0191 270 1122.

Tenure

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

Council Tax band *B*






Lounge Dining Room 20'10" x 11'6" (6.37 x 3.51)

Kitchen 9'1" x 13'4" (2.77 x 4.07)

Bedroom One 14'1" x 11'5" (4.31 x 3.50)

Bedroom Two 8'2" x 9'0" (2.50 x 2.76)

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

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.



www.janforsterestates.com

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

