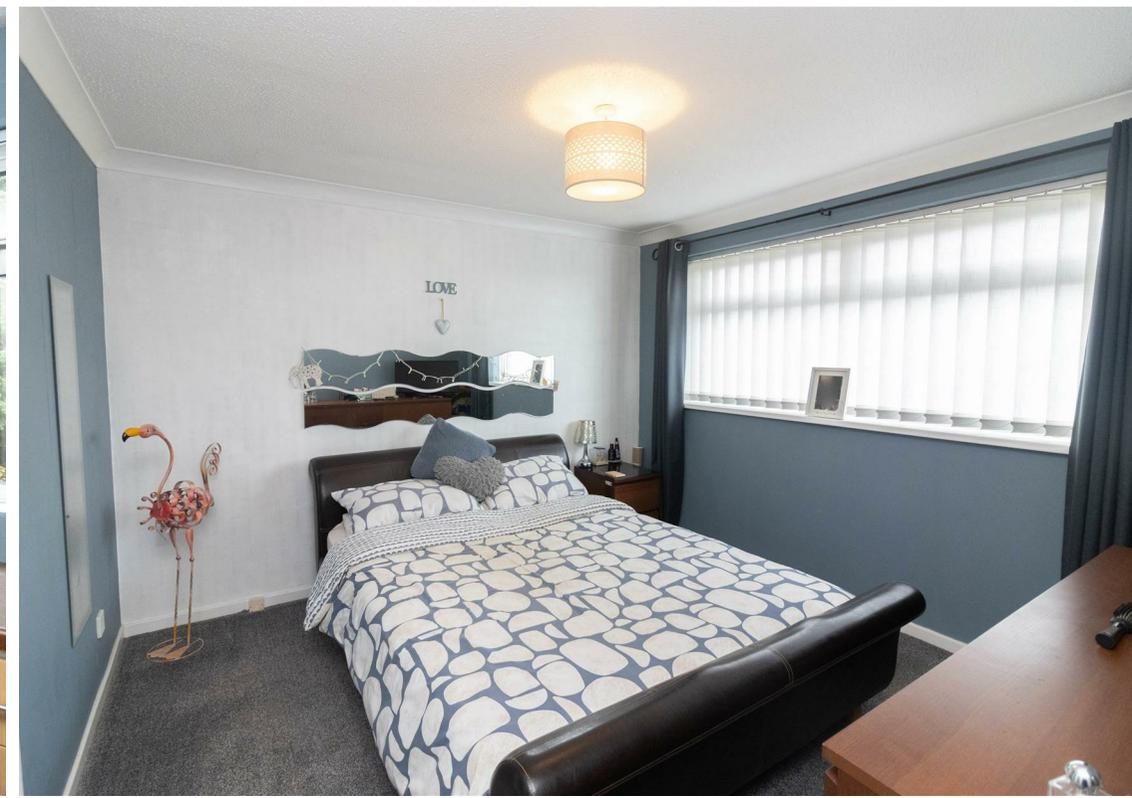






- Popular Location
- Open Plan Living
- Close To Amenities
- Double Glazing
- Viewing Recommended
- Three Bedrooms
- Garage and Driveway
- Duct Heating
- Council Tax Band *A*
- Call For More Information





Jan Forster Estates welcome to the market this three-bedroom, semi detached home occupying a pleasant position on Grosvenor Way, Chapel Park.

This property is an ideal family home and local amenities are within easy reach including a community centre, shops, restaurants and parks along with transport links to Newcastle City Centre and surrounding areas.

Internally the property and briefly comprises to the ground floor:- entrance porch, hallway, bright and airy open plan lounge and dining area with French doors giving access to the rear garden, kitchen with fitted wall and floor units and integrated oven and hob. To the first floor, there are three good sized bedrooms and a three piece family bathroom/w.c. The property further benefits from duct heating and double glazing.

Externally, there is a garden and driveway to the front providing off street parking. There is also a lawned garden to the rear with decked area and mature borders.

Early viewings are highly recommended. For more information please call our Gosforth sales office on 0191 236 2070.

Tenure

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

Council Tax Band *C*.



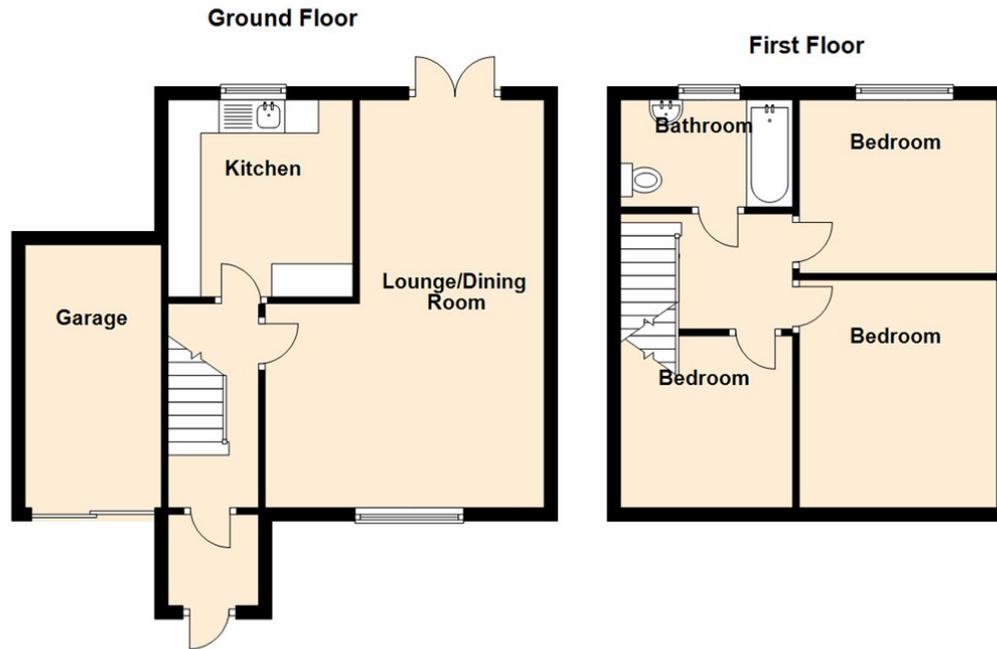
Lounge Dining Room 21'3" x 14'5" (6.49 x 4.40)

Kitchen 9'2" x 7'10" (2.80 x 2.40)

Bedroom One 14'1" x 10'5" (4.30 x 3.20)

Bedroom Two 10'9" x 8'6" (3.30 x 2.60)

Bedroom Three 8'6" x 8'6" (2.60 x 2.60)



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



www.janforsterestates.com

