





- Mid Terraced Home
- Popular Location
- Ample Storage
- Freehold
- Viewing Recommended
- Two Double Bedrooms
- Ideal First Time Buy
- Front and Rear Gardens
- Council Tax Band *A*
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/j8DRjs4yLG0> ****

This delightful, two-bedroom mid-terraced home is positioned on the popular Waterbeach Place, in Fenham and will appeal to first time buyers and smaller families.

This property is ideally situated with easy access to a wealth of local amenities. It is within close proximity to top-rated schools, St James' Retail Park, and the A1 motorway, offering excellent connectivity for both work and leisure. Additionally, regular public transport services provide convenient links to Newcastle City Centre.

The property briefly comprises: - entrance, spacious kitchen dining room with fitted wall and floor units, inner hallway with storage and a bright and airy lounge. To the first floor there is storage on the landing, along with two double bedrooms and a modern, tiled, shower room WC. Further benefits include gas central heating, double glazing, and a security alarm.

Externally there is a driveway to the front along with outhouse storage and there is an easy to maintain garden to the rear.

Early viewings are advised. Please call our team on 0191 236 2070 for more information.

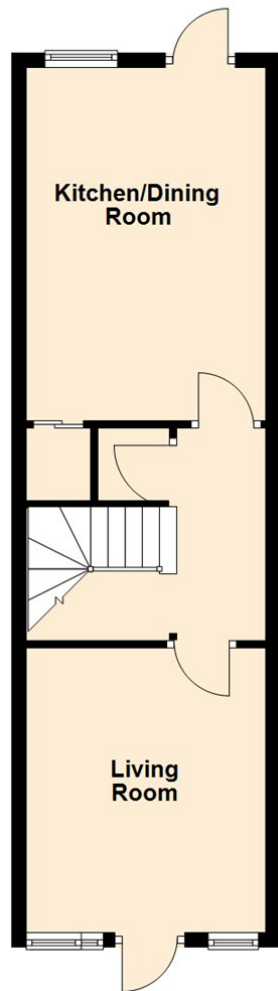
Tenure

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

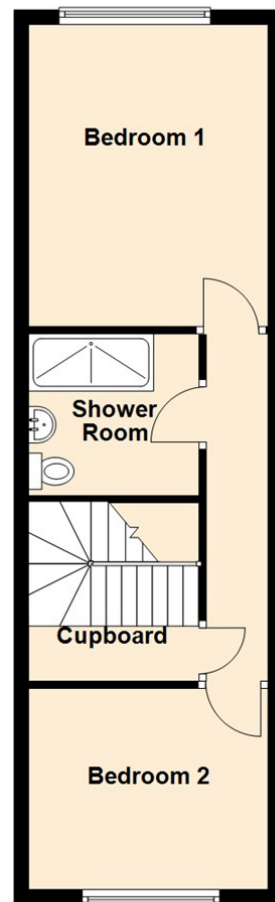
Council Tax band *A*.



Ground Floor




First Floor



Lounge 12'11" x 10'9" (3.94 x 3.30)

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

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www.janforsterestates.com

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

