





- Semi Detached Home
- Open Plan Living
- Close To Metro
- Freehold
- Viewing Recommended
- Three Bedrooms
- Ground Floor WC
- Front and Back Gardens
- Council Tax Band \*A\*
- Call For More Information





\*\* Video Tour on our YouTube Channel | [https://youtu.be/C-WYSV\\_74iU](https://youtu.be/C-WYSV_74iU)  
\*\*

Situated in the popular Kilburn Gardens, this superbly presented, three-bedroom, semi-detached home will appeal to the growing family.

Internally the spacious accommodation briefly comprises to the ground floor: - bright and airy open plan living space with a WC under the stairs, fitted kitchen with sleek units and integrated appliances and there are French doors to the rear. To the first floor there are three good-sized bedrooms and a stylish, tiled family bathroom WC with shower over the bath. Further benefits include gas central heating and double glazing.

Externally there is a garden to the front and a generous, secluded garden to the rear with a patio area, lawn and raised planters. A perfect outdoor space to relax in the warmer months. There is also a detached garage and off street parking for two cars.



The location of this property is without doubt extremely central, and you are within close proximity to many Tyneside attractions. A fabulous variety of local amenities are within easy reach including shops at Royal Quays Retail Park. The A1058 Coast Road is close by so you have a direct route to Newcastle City Centre. There are nearby links to public transport facilities which include prime bus routes and the Metro service and there are some delightful walks via the old Wagon Ways.

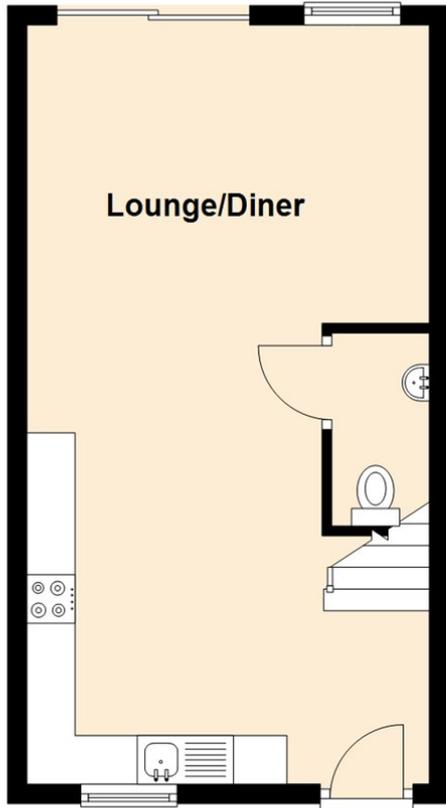
Viewing on this fantastic home is essential. For more information and to book, please call our Tynemouth branch on 0191 257 2000.

#### Tenure

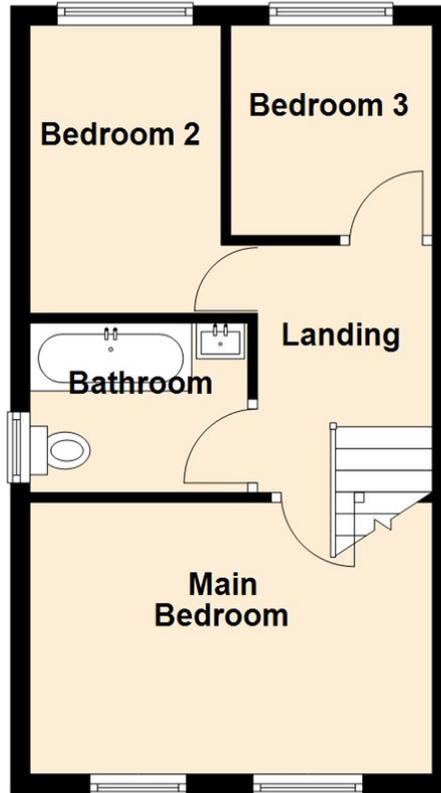
The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band \*A\*.

### Ground Floor



### First Floor



Lounge/Diner 25'7" x 13'8" (7.82 x 4.18)

Main Bedroom 9'2" x 13'8" (2.80 x 4.18)

Bedroom Two 9'8" x 6'6" (2.97 x 1.99)

Bedroom Three 7'1" x 6'10" (2.17 x 2.09)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>76</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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](http://www.janforsterestates.com)

Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

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

