







3



1



1

- Popular Location
- Open Plan Dining Kitchen
- Local Amenities Nearby
- Council Tax Band \*A\*
- Viewing Recommended
- Three Bedrooms
- No Upper Chain
- Close to Transport Links
- Freehold
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/eXs6jprtebl> \*\***

Jan Forster Estates are delighted to offer for sale this well presented three bedroom end of terrace property. Positioned close to a wealth of local amenities including well regarded schools, shops, and leisure facilities with further amenities offered in Newcastle via regular public transport links and the A1 motorway.

Internally the property briefly comprises to the ground floor; entrance hall, utility area, open plan kitchen-diner with fitted units and integrated oven and hob, lounge and a downstairs WC. To the first floor there are three bedrooms; the main with fitted wardrobes and there is a modern family bathroom WC with three piece suite and shower over the bath. The property benefits from gas central heating and double glazing. Externally there is a lawn to the front and a garden to the rear.

Early viewings come highly recommended. For more information and to book a viewing please call our Gosforth sales team on 0191 236 2070.

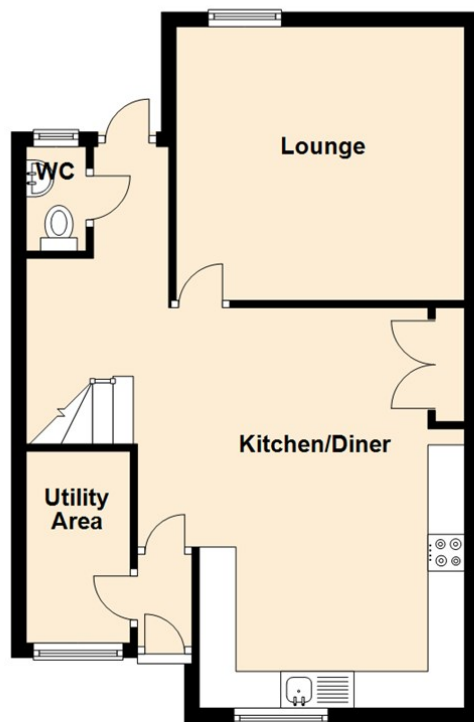


#### Tenure

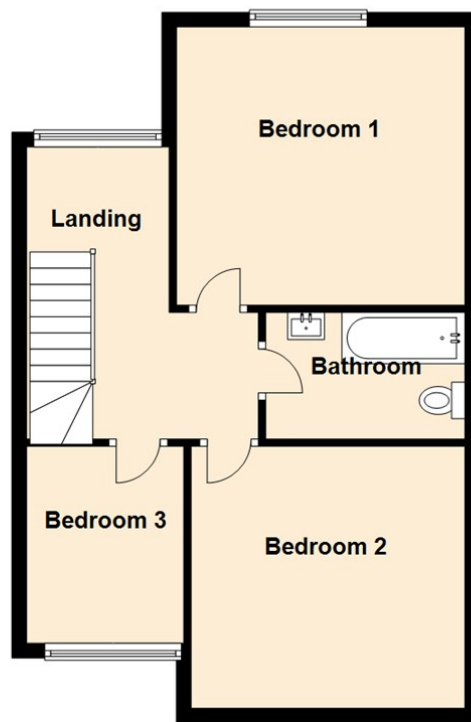
The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band \*A\*

Ground Floor



First Floor



Lounge 12'3" x 11'8" (3.74 x 3.56)

Dining Kitchen 14'11" x 12'7" (4.57 x 3.86)

Bedroom One 11'9" x 11'8" (3.60 x 3.57)

Bedroom Two 10'6" x 11'8" (3.22 x 3.57)

Bedroom Three 8'7" x 8'0" (2.63 x 2.45)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(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](http://www.janforsterestates.com)

Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

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

