





- 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\*





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</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

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[www.janforsterestates.com](http://www.janforsterestates.com)

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