







- Popular Location
- Three Bedrooms
- Detached Garage
- Close To Amenities
- Viewing Recommended
- No Upper Chain
- Two Reception Rooms
- Off Street Parking
- Council Tax Band \*C\*
- Call For More Information







\*\* Video Tour on our YouTube Channel | <https://youtu.be/QsCXY6a9SN0>  
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Jan Forster Estates are pleased to welcome to the market this well presented, three-bedroom, semi-detached home situated on Laburnum Avenue in Walkerville. The property is offered with no onward chain and will appeal to a variety of buyers.

Briefly comprising to the ground floor: - entrance hallway, spacious lounge with box bay window, bright and airy dining room with French doors out to the rear and a modern kitchen with fitted wall and floor units and an integrated oven and hob. To the first floor there are three good sized bedrooms and a three-piece shower room WC. Further benefits include double glazing, gas central heating.

Externally there is a tarmac driveway to the front and a charming garden to the rear with a patio area and lawn. There is also a detached garage with roller shutter door and power.

Walkerville is a well-connected neighbourhood with good access to essential services and transport links. There are also parks and green spaces within easy reach, offering residents places to enjoy outdoor activities and a touch of nature. In terms of transport, the area benefits from nearby Metro stations, providing convenient and quick access to Newcastle city centre and surrounding areas. In addition to its local amenities and transport links, historical landmarks, including Segedunum Roman Fort and Museum, located just a short distance away.

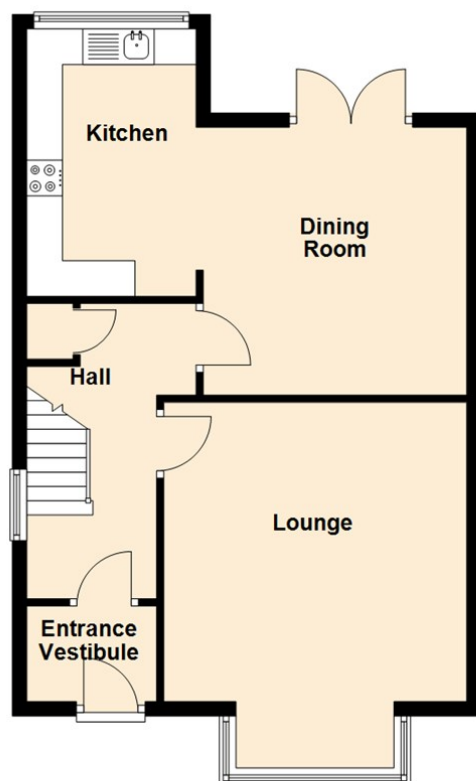
We anticipate an extremely high level of viewings on this property. For more information and to book your viewing call our High Heaton sales team on 0191 270 1122.

#### Tenure

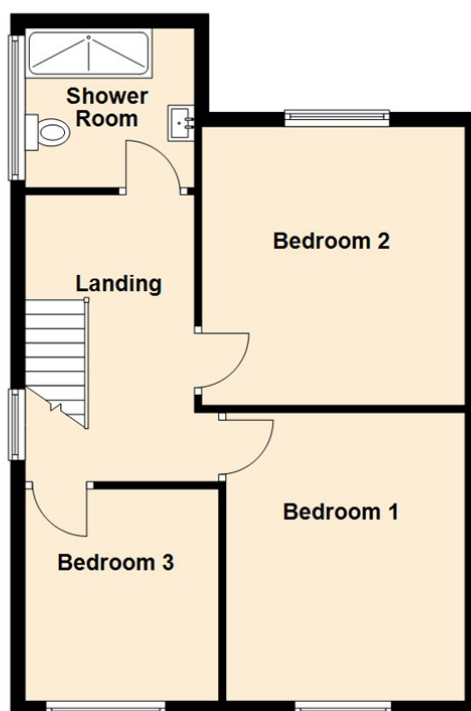
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.

Ground Floor



First Floor



Lounge 13'11" x 13'5" (4.25 x 4.09)


Dining Room 12'3" x 12'4" (3.74 x 3.76)

Kitchen 12'3" x 7'10" (3.75 x 2.39)

Bedroom One 10'11" x 13'5" (3.34 x 4.09)

Bedroom Two 12'2" x 12'8" (3.72 x 3.88)

Bedroom Three 10'0" x 7'5" (3.06 x 2.27)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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