





3



2



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- Semi-Detached House
- Three Bedrooms
- Front & Rear Gardens
- Popular Area
- Transport Links
- Well-Presented
- Conservatory
- Driveway
- Local Facilities
- Council Tax Band *A*





** Video Tour on our YouTube Channel | <https://youtu.be/giRrbdmn2CU>
**

Jan Forster Estates welcome to the sale market this well-presented semi-detached home, positioned in a popular residential area.

The property is close to a great range of local facilities, including schools and local shops. Nature enthusiasts will appreciate the nearby Richardson Dees Park- perfect for peaceful countryside walks just a short stroll from your doorstep. Excellent public transport options are also nearby, with frequent bus services and a metro connection providing easy access to Wallsend town centre, Newcastle city centre and the coast.

The property, which will appeal to a variety of buyers, briefly comprises to the ground floor: entrance hallway, lounge with feature fireplace, dining room and a kitchen with side access and French doors opening onto the lovely conservatory, which leads to the rear garden. Off the landing to the first floor, you are presented with three bedrooms and a family bathroom WC with a shower head over the bath. Externally to the front, there is a lawned garden and a driveway providing off-street parking for multiple vehicles. To the rear, you can find a good-sized charming garden with patio and lawn areas- ideal for entertainment and alfresco dining during the long summer days. This home further benefits from double glazing and gas central heating.

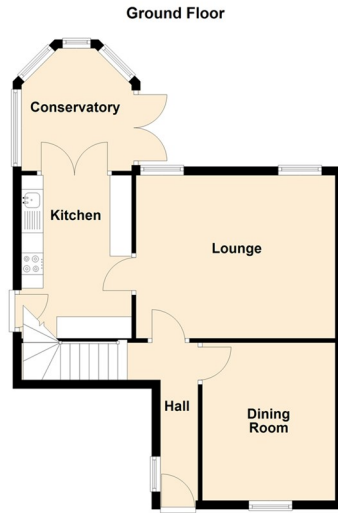
For more information and to book a viewing, please, call our High Heaton branch on 0191 270 1122.

Tenure

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

Council Tax band *A*





Lounge 14'11" x 12'3" (4.55 x 3.75)

Kitchen 12'4" x 8'3" (3.76 x 2.53)


Dining Room 11'10" x 9'11" (3.63 x 3.04)

Conservatory 9'8" x 9'3" (2.97 x 2.82)

Bedroom One 13'3" x 11'11" (4.04 x 3.64)

Bedroom Two 12'5" x 8'10" (3.79 x 2.70)

Bedroom Three 9'1" x 7'10" (2.78 x 2.39)

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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