





- Sought After Location
- Two Bedrooms
- Front and Rear Gardens
- Council Tax Band *B*
- Viewing Recommended
- Semi Detached Bungalow
- Driveway and Garage
- Extended Property
- Freehold
- Call For More Information





**** Matterport 360° Tour | <https://my.matterport.com/show/?m=fgPNhk3y3Mj> ****

Jan Forster Estates are pleased to welcome to the market this stunning, extended two-bedroom semi-detached bungalow located on the ever-desirable Blanchland Avenue in the heart of Woodlands Park, just North of Gosforth.

The area benefits from a real sense of community and a wealth of local amenities including schools, shops, post office and leisure facilities with further amenities offered within Gosforth and Newcastle city centre via regular public transport links.

Briefly comprising: - entrance hallway with garage access, two bedrooms, the main with a bay window, bright and airy lounge dining room with a stylish media wall, and a Nixons kitchen with fitted gloss units, complementing Silestone worktops, integrated oven and hob and access to the rear via French doors. There is also a contemporary bathroom WC with an illuminated mirror and shower over the bath.



Externally, the property boasts a well-kept garden and a substantial driveway to the front, offering off street parking for multiple cars, and there is a beautiful, landscaped rear garden with patio and lawned areas, an ideal space for relaxing or entertaining during those long summer nights.

Early viewing is recommended. Please call our Gosforth sales team on 0191 236 2070 for more information.

Tenure

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

Council Tax Band *B*.

Ground Floor



Lounge 21'2" x 12'11" (6.47 x 3.96)

Kitchen 16'7" x 9'9" (5.08 x 2.98)

Bedroom One 10'10" x 15'3" (3.32 x 4.65)

Bedroom Two 9'1" x 10'1" (2.78 x 3.09)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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

Gosforth
High Heaton
Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

