





- No Onward Chain
- Gardens
- Modern
- Two Bedrooms
- Downstairs WC
- Semi Detached
- Popular Location
- Local Amenities
- Ideal First Time Buy
- Call For More Information





**\*\* Video Tour on Our YouTube Channel |  
<https://youtu.be/CyCG5mW2Mek> \*\***

This two-bedroom, semi-detached property is positioned in charming cul-de-sac location in Granville Drive, Forest Hall.

This property enjoys a prime location, surrounded by a wealth of local amenities, including highly regarded schools, a variety of shops, and supermarkets. There are also excellent leisure facilities close by, such as Killingworth Lakeside Centre and Rising Sun Country Park. For those seeking further convenience, quick access to major routes make Newcastle city centre and the coastline easily accessible.

Internally the property briefly comprises: - entrance hallway, downstairs WC, bright and airy lounge spanning the depth of the property with an original sanded wooden floor and a real, working cast-iron fire. The kitchen offers fitted wall and floor units providing ample storage space along with sliding patio doors leading to the rear garden. To the first floor there are two bedrooms, the main with newly fitted oak flooring and there is a recently upgraded family bathroom WC with shower over the bath and storage under the sink. The property further benefits from gas central heating, double glazing and newly fitted carpets are on the stairs, landing and second bedroom.

Externally there is an easy to maintain town garden to the front and here is also a garden to the rear with a patio area, lawn, and mature borders.

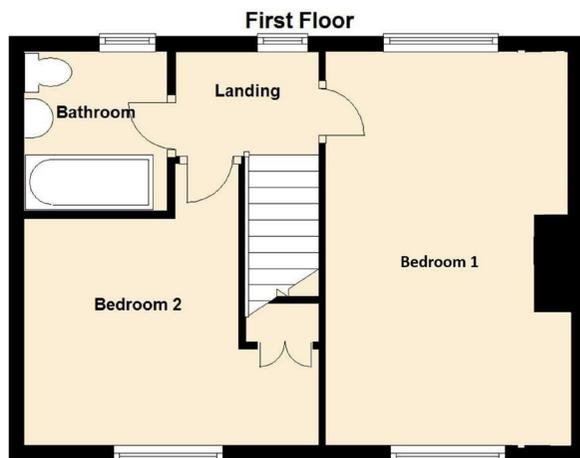
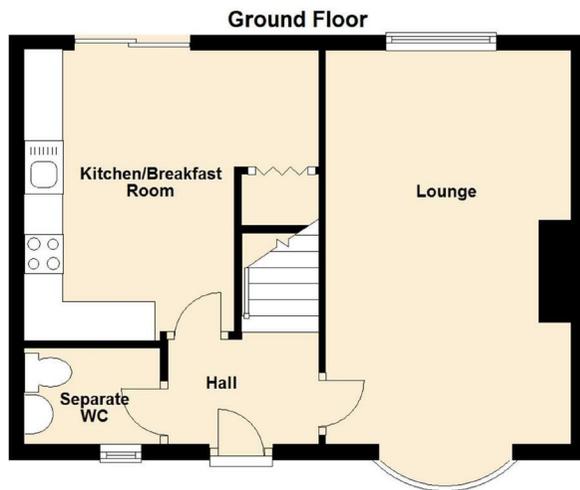
Viewings are highly recommended. To arrange yours or for more information please call 0191 270 1122.

#### Tenure

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

Council Tax band \*A\*.





Lounge 16'2" x 10'2" (4.94 x 3.11)

Kitchen 12'2" x 11'9" (3.71 x 3.59)

Bedroom One 16'5" x 10'4" (5.02 x 3.17)

Bedroom Two 12'2" x 11'10" (3.72 x 3.62)

DISCLAIMER

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

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

