





3



2



1

- Semi-Detached House
- Three Bedrooms
- Handy Utility
- Garage & Driveway
- Transport Links
- Popular Residential Area
- Lounge-Diner
- Front & Rear Gardens
- Local Facilities
- Council Tax Band *C*





Jan Forster Estates welcome to the sale market this three-bedroom, semi-detached home on Cornhill Avenue, in Fawdon - a popular residential area. Offered for sale with the benefit of no upper chain.

The property is positioned close to a good range of local amenities, including well-regarded schools and supermarkets, with further facilities available on Gosforth High Street, Kingston Park Retail Park and Newcastle city centre via regular bus routes and the metro service. Additionally, the A1 motorway is just minutes away, offering direct access to regional destinations and making travel by car straightforward and efficient.

This home briefly comprises to the ground floor: entrance porch, hallway, generous lounge-diner featuring an attractive fireplace and sliding doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. There is a well-appointed kitchen with wall and base units, complemented by a convenient door to the adjoining utility room, which also offers additional rear access. Off the landing to the first floor, you are presented with three bedrooms- the main one benefitting from built-in wardrobes. You can also find the family bathroom WC and a separate WC for convenience.

Externally to the front, there is a well-kept lawn garden with a driveway offering off-street parking, and an attached garage. To the rear, you can find a charming garden with patio and lawn areas- ideal for entertainment and alfresco dining during the long summer days.

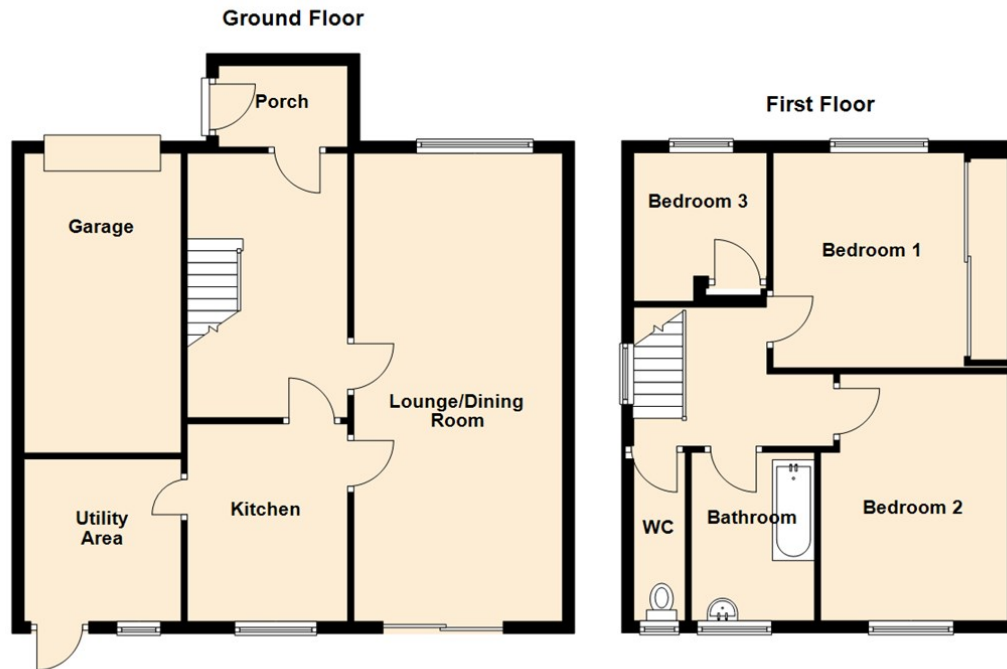
For more information and to book a viewing, please, call our Gosforth office on 0191 236 2070.

Tenure

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

Council Tax band *C*.





Lounge 25'9" x 11'5" (7.87 x 3.49)


Kitchen 10'7" x 8'9" (3.23 x 2.69)

Utility Room 8'10" x 8'7" (2.70 x 2.63)

Bedroom One 10'5" x 8'10" (3.20 x 2.70)

Bedroom Two 11'9" x 9'4" (3.60 x 2.86)

Bedroom Three 6'8" x 6'1" (2.04 x 1.87)

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

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

