





- Semi Detached Home
- Three Bedrooms
- Excellent Amenities Nearby
- Council Tax Band \*A\*
- Call For More Information
- Corner Plot
- Wrap Around Gardens
- Freehold
- Viewing Recommended
- Video Tour Available





\*\* Video Tour on our YouTube Channel | <https://youtu.be/TjDUCmdELZU>  
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Welcome to the market this three-bedroom, semi-detached family home, positioned on a fantastic corner plot in the popular Bodmin Way, Fawdon.

The location is close to a wealth of amenities. The nearby Fawdon Metro Station is within walking distance, providing quick and direct access to Newcastle city centre and surrounding areas. For added convenience, Gosforth High Street is easily accessible, boasting a variety of shops, cafes, and services. Excellent public transport links also connect you to the A1 motorway and the popular Kingston Park Retail Park, making travel and shopping effortless. There are also good schools in the area.

Briefly comprising to the ground floor: - entrance leading into the spacious kitchen dining room with fitted Shaker-style wall and floor units providing ample storage, and integrated oven and hob, and a generous lounge spanning the depth of the property, with French doors to the garden. On the first floor, there are three good-sized bedrooms and there is a contemporary family bathroom WC with a double ended bathtub and overhead shower. The property further benefits from gas central heating and double glazing.

Externally, there are well stocked, wrap around gardens, a perfect space for relaxing or entertaining during those long summer nights.

We anticipate an extremely high level of viewings on this beautiful family home. To arrange yours please call our sales team on 0191 236 2070.

#### Tenure

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

Council Tax Band \*A\*

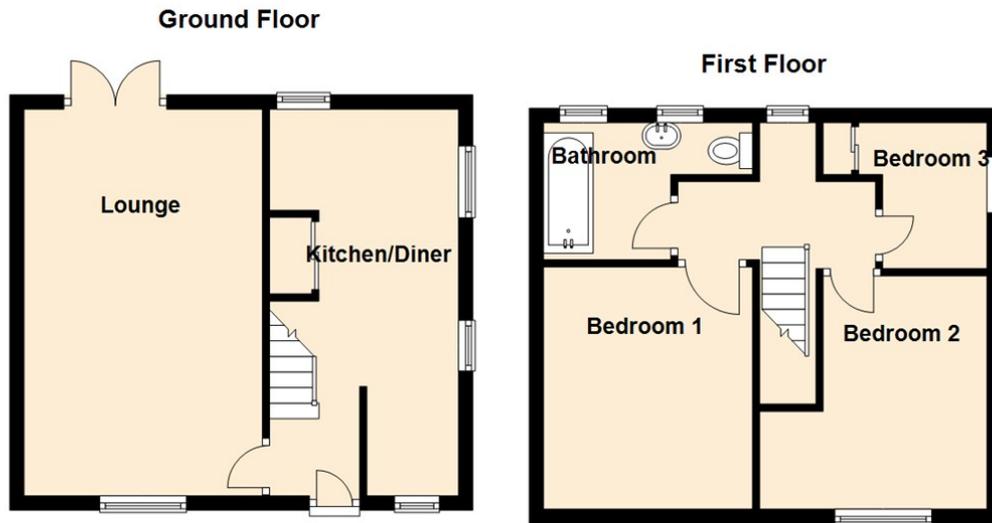
Lounge 17'8" x 10'9" (5.40 x 3.30)

Kitchen 10'0" x 17'11" (3.05 x 5.48)

Bedroom One 12'1" x 11'1" (3.70 x 3.40)

Bedroom Two 9'10" x 8'10" (3.00 x 2.70)

Bedroom Three 7'2" x 8'10" (2.19 x 2.70)



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