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- Popular Location
- Two Reception Rooms
- Conservatory
- Rear Garden
- Freehold
- Semi Detached Bungalow
- One Bedroom
- Shared Driveway
- Excellent Transport Links
- Council Tax Band \*C\*







\*\* Video Tour on our YouTube Channel | <https://youtu.be/LTtkx42GTZA>  
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Jan Forster Estates are delighted to welcome to the market this reconfigured, one-bedroom, semi-detached bungalow on the highly sought after Debdon Gardens, a desirable area in Heaton.

The location offers a wealth of amenities and excellent transport links. Chillingham Road and Heaton Road are known for their independent cafés, shops, and diverse dining options. For those who enjoy the outdoors, Iris Brickfield Park is close by and the picturesque Jesmond Dene a short commute away, offering plenty of green space for walking, relaxing, or spending time with family.

This charming property offers a welcoming entrance hallway, a spacious double bedroom featuring a bay window, providing lovely views over the front of the property, a modern bathroom boasting a stylish four-piece suite, including a WC, bath, separate shower, and sink. There are two well-proportioned reception rooms (one was the original second bedroom), offering plenty of space for both family living and entertaining. A light-filled conservatory provides an additional living area, perfect for dining or relaxing while enjoying the views of the rear garden, and the contemporary kitchen is fitted with high-gloss modern units, offering both ample storage and worktop space for cooking and meal preparation.

Externally there is a shared driveway to the front and a beautiful, well stocked garden to the rear with a lawn. A perfect space to relax in the warmer months. There is also external storage space with garage door access.

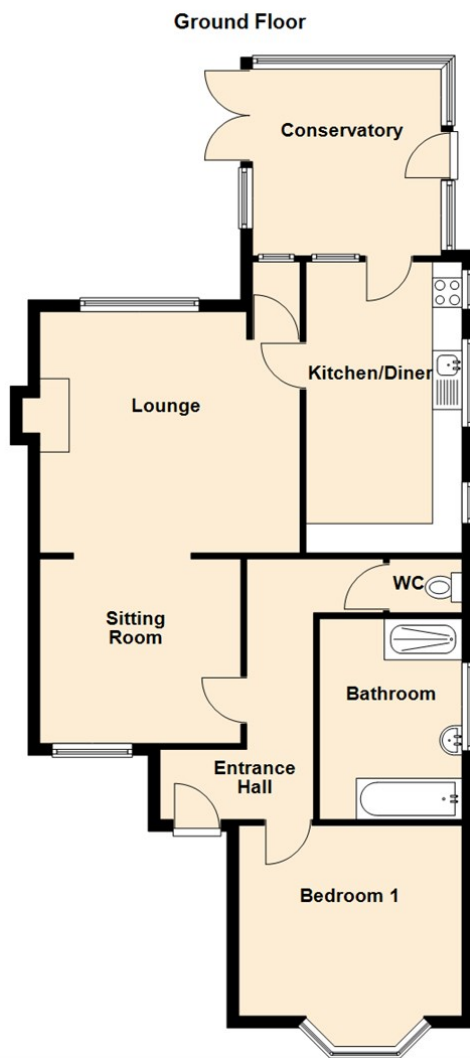
For more information and to book a viewing please call our Heaton branch on 0191 270 1122.

#### Tenure

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

Council Tax band \*C\*.





Lounge 13'5" x 15'1" (4.11 x 4.62)

Sitting Room 11'5" x 10'11" (3.48 x 3.35)

Kitchen 15'9" x 8'0" (4.82 x 2.45)

Conservatory 9'4" x 8'4" (2.87 x 2.55)

Bedroom One 12'10" x 12'2" (3.93 x 3.71)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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