





- Popular Location
- Ideal Family Home
- Three Bedrooms
- Close to Park
- Off Street Parking
- Rear Garden
- Council Tax Band \*A\*
- Freehold
- Viewing Recommended
- Call For Mote Information





Jan Forster Estates welcome to the sale market this spacious, mid terraced, three bedroom family home, positioned on Station Road in Wallsend.

The property is close to a great range of local facilities, including schools and local shops. Nature enthusiasts will appreciate the nearby Richardson Dees Park- perfect for peaceful countryside walks just a short stroll from your doorstep. Excellent public transport options are also nearby, with frequent bus services and a Metro connection providing easy access to Wallsend town centre, Newcastle city centre and the coast.

Internally the property briefly comprises to the ground floor: entrance hallway, bright and airy lounge with feature wood burning stove, and a well appointed kitchen dining room with top and floor units and integrated oven and hob along with French door access to the rear. Off the landing to the first floor, you are presented with three bedrooms and a modern family bathroom WC with a shower over the bath. Further benefits include gas central heating and double glazing.

Externally to the front, there is a generous block paved driveway providing off-street parking for multiple vehicles. To the rear, you can find a good-sized garden with a patio area and lawn. An ideal space to relax or entertain in the warmer months.

For more information and to book a viewing, please, call our High Heaton branch on 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\*.



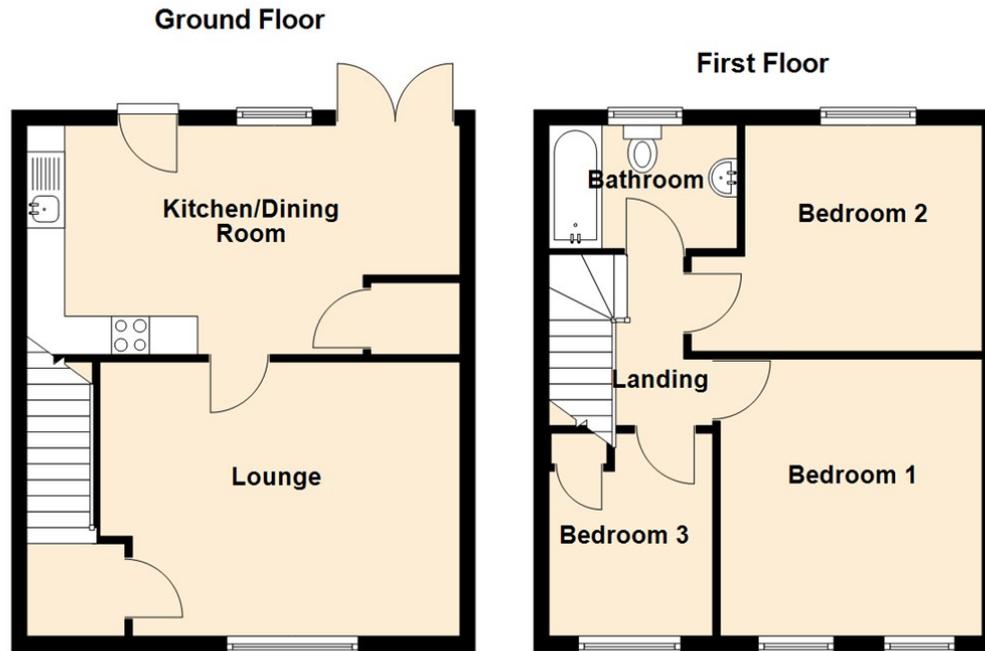
Lounge 16'2" x 11'9" (4.94 x 3.60)

Kitchen 10'0" x 19'4" (3.05 x 5.91)

Bedroom One 14'0" x 11'4" (4.27 x 3.47)

Bedroom Two 8'10" x 11'3" (2.70 x 3.43)

Bedroom Three 10'0" x 7'5" (3.06 x 2.28)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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

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](http://www.janforsterestates.com)

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

