







4



2



2

- Sought After Location
- Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Double Driveway & Garage
- Ground Floor WC
- Close To Amenities
- Freehold
- Viewing Recommended
- Council Tax Band \*E\*







Jan Forster Estates are delighted to bring to the market this spacious, four-bedroom, detached family home, positioned in the sought after Forest Gate in Palmersville.

The area provides excellent access to local amenities, schools, shops, and public transport links with further amenities offered in Newcastle city centre via the Metro service, which is just a short walk away.

Internally the property briefly comprises to the ground floor: -entrance hall with ground floor w.c, dining room, lounge and a kitchen with fitted wall and floor units and an integrated oven and hob. From kitchen there are doors to the generous 30 square meter conservatory which has French door access to the rear. To the first floor there are four bedrooms, the main with an en-suite and there is also a family bathroom/w.c. with four-piece suite. The property further benefits from double glazing and an Air Source Heat Pump with Heat Battery for central heating and hot water.

Externally, there is a double driveway to the front leading to the double garage. To the rear, there is an easy to maintain garden.

Viewings are highly recommended on this lovely home which must be seen to appreciate the accommodation on offer. For more information and to book yours, please call our sales team 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 \*E\*.





Lounge 14'6" x 15'7" (4.43 x 4.76 )

Kitchen 10'7" x 10'7" (3.23 x 3.23)

Dining Room 9'11" x 12'5" (3.04 x 3.81)

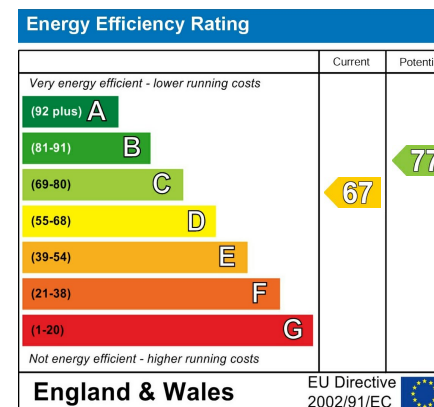
Conservatory 12'0" x 22'10" (3.68 x 6.98)

Bedroom One 12'2" x 12'0" (3.72 x 3.66)

Bedroom Two 10'1" x 9'2" (3.08 x 2.80)

Bedroom Three 10'2" x 8'9" (3.11 x 2.69)

Bedroom Four 7'9" x 7'10" (2.38 x 2.41)



## The difference between house and home

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