





- Pedestrianised Street
- Two Reception Rooms
- Ideal First Time Buy
- Freehold
- Early Viewing Recommended
- Two Double Bedrooms
- Front and Rear Gardens
- Close To Amenities
- Council Tax Band \*B\*
- Call for More Information





**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/bqDbvfEMADw> \*\***

Jan Forster Estates welcome to the sale market this two bedroom, semi-detached house on the popular Rothbury Gardens, a charming pedestrianised street in Wideopen, just North of Gosforth.

The location offers convenient access to a variety of local amenities, including shops and schools. Nature lovers will appreciate the nearby parks, perfect for peaceful countryside walks. Additional facilities and attractions are easily reachable in Gosforth and Newcastle city centre, thanks to frequent bus services and close proximity to the A1 Motorway, ensuring seamless travel for work or leisure.

The accommodation briefly comprises to the ground floor: entrance hallway, bright and airy lounge with a bay window, dining room with storage space and kitchen with fitted units and access out to the rear. To the first floor off the split-level landing there are two good sized bedrooms and a modern family shower room WC with storage under the sink. Further benefits include gas central heating and double glazing. Externally there are gardens to the front and rear and along with side access.

Early viewings are recommended. For more information and to book a viewing, please, call our Gosforth branch on 0191 236 2070.

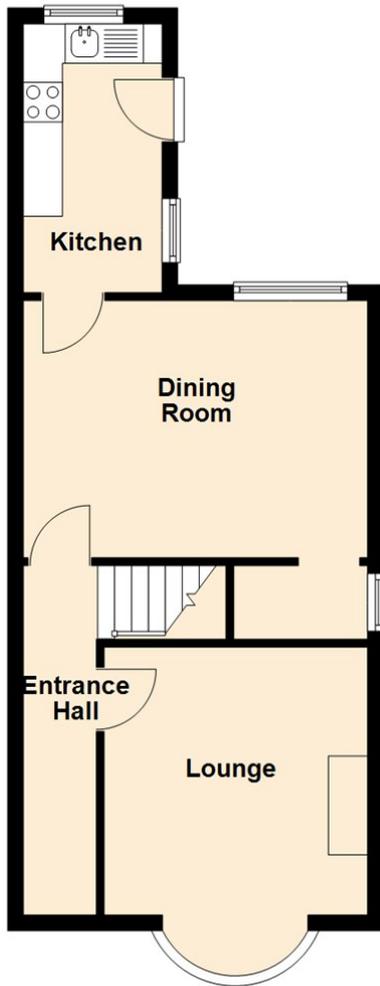
#### Tenure

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

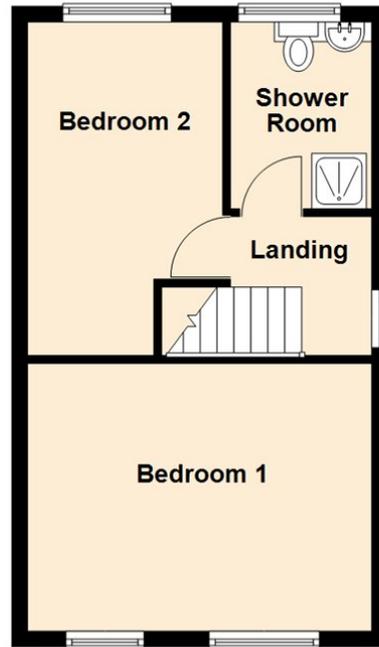
Council Tax band \*B\*.



### Ground Floor



### First Floor



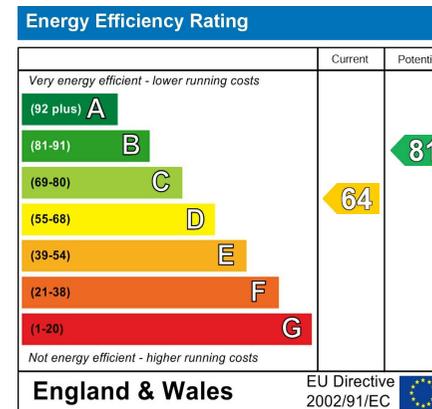
Lounge 11'3" x 13'1" (3.45 x 4.01)

Kitchen 10'6" x 5'10" (3.22 x 1.78)

Dining Room 10'6" x 14'5" (3.22 x 4.40)

Bedroom One 9'11" x 14'5" (3.041 x 4.41)

Bedroom Two 8'2" x 13'11" (2.51 x 4.25)



## The difference between house and home

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