





- Semi Detached
- Ideal Family Home
- Off Street Parking
- Freehold
- Viewing Recommended
- Three Bedrooms
- Beautifully Presented
- Gardens To Three Sides
- Council Tax Band *B*
- Call For More Information



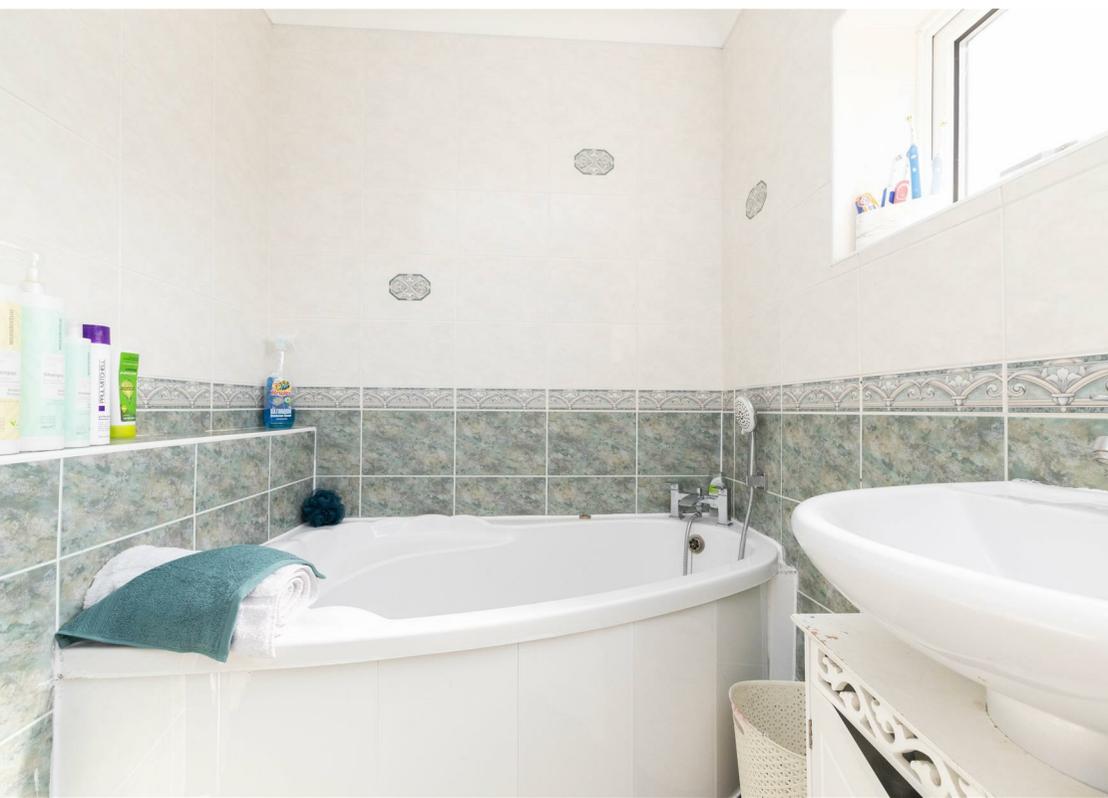


**** Video Tour on our YouTube Channel | https://youtu.be/Uf3pBW7D_dI ****

This beautifully presented, three-bedroom, semi-detached family home, is positioned on Garthfield Crescent in Westerhope.

The location is close to a wealth of amenities, including a supermarket, independent shops, and popular restaurants. Green spaces and parks are close by, offering ideal spots for leisure and relaxation. Excellent transport links provide easy access to Newcastle City Centre and surrounding areas, with regular bus services and quick access to the A1 - perfect for commuters. Westerhope offers a well-connected, community-focused lifestyle. For the growing family there are also schools within easy reach.

The accommodation briefly comprises to the ground floor: welcoming entrance porch and WC, hallway with turn-around staircase and storage under the stairs; bright and airy lounge dining room with dual aspect windows and a fitted kitchen with a range of top and floor units providing ample storage space, integrated oven and hob and there is also access to the rear. To the first floor there are three good sized bedrooms, two with fitted wardrobes, and there is a modern family bathroom WC with four-piece suite. Further benefits include gas central heating, double glazing, solar panels and a CCTV system is installed.



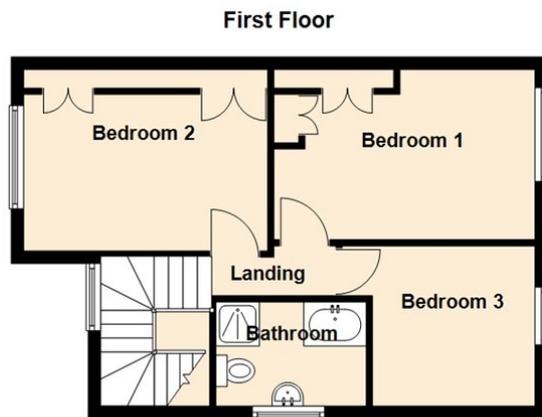
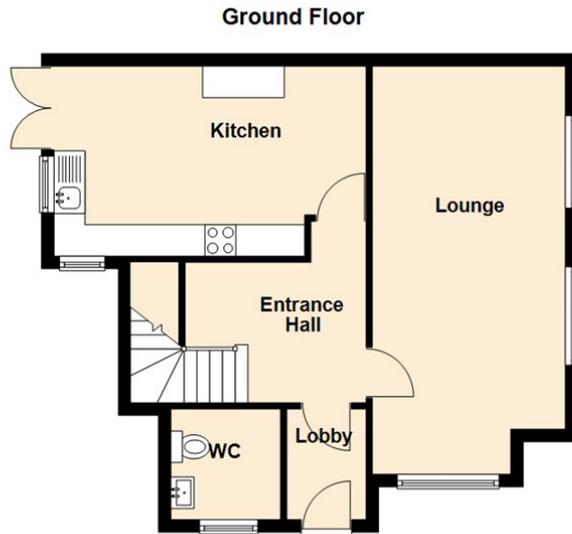
Externally, there is an easy to maintain garden to the front along with a driveway leading to the detached garage, which has been plumbed for two washers and also has a sink. There is also a charming side garden, an easy to maintain garden to the rear and external storage.

We anticipate a high level of interest in this delightful property. For more information and to book a viewing, please, call our 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 *B*.



Lounge 13'3" x 21'9" (4.05 x 6.63)

Kitchen 10'3" x 17'1" (3.13 x 5.23)

Bedroom One 8'1" x 11'10" (2.47 x 3.61)

Bedroom Two 10'6" x 13'4" (3.22 x 4.08)

Bedroom Three 9'8" x 8'11" (2.96 x 2.72)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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