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- Sought After Location
- Detached Family Home
- Sunny Conservatory
- Double Driveway
- Council Tax Band \*C\*
- Delightful Corner Plot
- Three Bedrooms
- Front & Rear Gardens
- Freehold
- Close To Metro







We welcome to the market this three-bedroom detached property, occupying a generous corner plot on the highly sought-after Paxford Close in High Heaton.

This charming family home enjoys an enviable position in a well-regarded residential area, ideally located close to the DWP, Freeman Hospital, and a variety of local shops - making it an excellent choice for both families and professionals. The property also benefits from outstanding transport connections, providing quick and easy access throughout the city and beyond. Conveniently, the Metro station is within walking distance, offering a hassle-free commute and superb access to nearby amenities.

Internally, the home is well presented throughout and briefly comprises to the ground floor: entrance porch and a spacious open plan lounge leading through to a stylish kitchen-diner complete with fitted units and breakfast bar, ideal for both everyday family living and entertaining. The kitchen flows into a bright conservatory overlooking the rear garden, providing additional living space all year round. The ground floor also benefits from a separate utility area for added convenience.

To the first floor there are three well-proportioned bedrooms and a modern family bathroom with WC and overhead shower. Further benefits include gas central heating and double glazing.



Externally there is a well-maintained garden to the front and a spacious double driveway providing off-street parking, leading to the integral garage. To the rear, the generous garden features a well-kept lawn, a paved patio area and established planted borders that add colour to a great outdoor space.

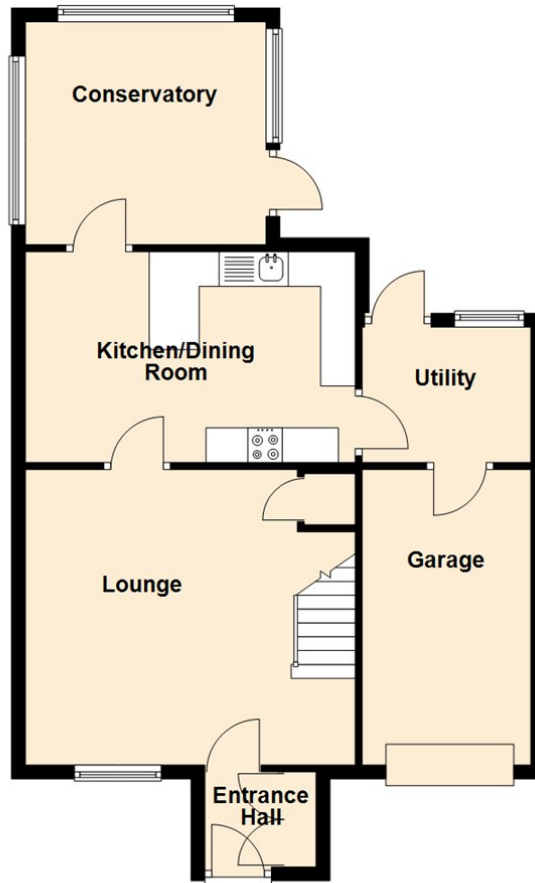
We anticipate an extremely high level of viewings on this charming family home. To arrange yours or for more information please call our sales team on 0191 270 1122.

#### Tenure

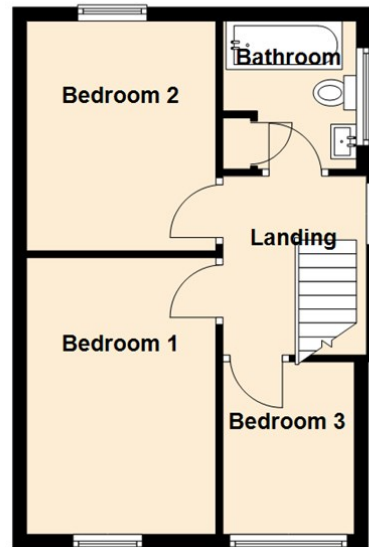
The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band \*C\*.

Ground Floor



First Floor



Lounge 13'11" x 15'7" (4.26 x 4.75)


Kitchen Diner 13'11" x 15'7" (4.26 x 4.75)

Utility Room 7'8" x 6'5" (2.36 x 1.98)

Bedroom One 8'10" x 13'1" (2.70 x 3.99)

Bedroom Two 8'10" x 11'1" (2.70 x 3.40)

Bedroom Three 8'0" x 6'6" (2.45 x 1.99)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

