







- Mid Terraced Home
- Two Bedrooms
- Private Yard
- Council Tax Band \*A\*
- Viewing A Must
- Vacant Possession
- Idea First Time Buy
- Freehold
- Close To Amenities
- Call For More Information







Jan Forster Estates are delighted to welcome to the market this two-bedroom mid terrace home on the quiet pedestrianised George Street, in the ever-popular Brunswick Village.

The area is a well-connected and friendly community with a relaxed village atmosphere and everyday amenities nearby. It is perfect for families, with local schools close by and the scenic Big Waters Nature Reserve just a short walk away. Excellent public transport links offer quick access to Gosforth and Newcastle city centre, making it easy to enjoy a wide range of shops, restaurants, and entertainment.

Internally the property briefly comprises: - entrance onto spacious lounge diner with open plan staircase, three-piece family shower room and kitchen with floor and wall units, integrated oven and hob along and access into the rear. To the first floor off the landing, there are two bedrooms, the main with built-in storage. Externally there is a private rear yard with outhouse storage and there is an open communal lawned area to the front along with private parking. The property also benefits from double glazing and gas central heating.



This house would make an ideal purchase for the first time buyer, down-sizer, or buy to let investor alike. For more information or to book a viewing, please call our Gosforth sales 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 \*A\*.

## 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)

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

Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

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

