



 Jan Forster

 Jan Forster

Larchwood Avenue | North Gosforth | Newcastle Upon Tyne | NE13 6PY

Price £190,000



 Jan Forster



- Popular Location
- No Upper Chain
- Front and Rear Gardens
- Freehold
- Viewing Recommended
- Two Bedrooms
- Conservatory
- Off Street Parking
- Close To Amenities
- Call For More Information



 Jan Forster



 Jan Forster



 Jan Forster

This charming two-bedroom bungalow is pleasantly positioned on the ever-desirable Larchwood Avenue in North Gosforth and is offered for sale with the benefit of no upper chain.

The location is particularly appealing, enjoying a strong sense of community alongside a wide range of local amenities, including shops and excellent public transport links, with further facilities readily available within Gosforth and Newcastle city centre.

Internally, the property briefly comprises an entrance porch, hallway, two well-proportioned bedrooms and a bright, airy lounge featuring a bay window that allows for an abundance of natural light. The kitchen is situated to the side of the property and offers convenient access, and there is also a modern shower room WC. Bedroom one is centrally positioned and benefits from direct access into the conservatory - a sunny space overlooking the rear garden. Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys a garden and driveway to the front, which leads to an attached garage. To the rear, there is a generously sized garden with a patio area ideal for outdoor seating, along with a lawned section, making it perfect for both relaxation and entertaining.

For further information or to arrange a viewing, please contact our Gosforth office on 0191 236 2070.

Tenure

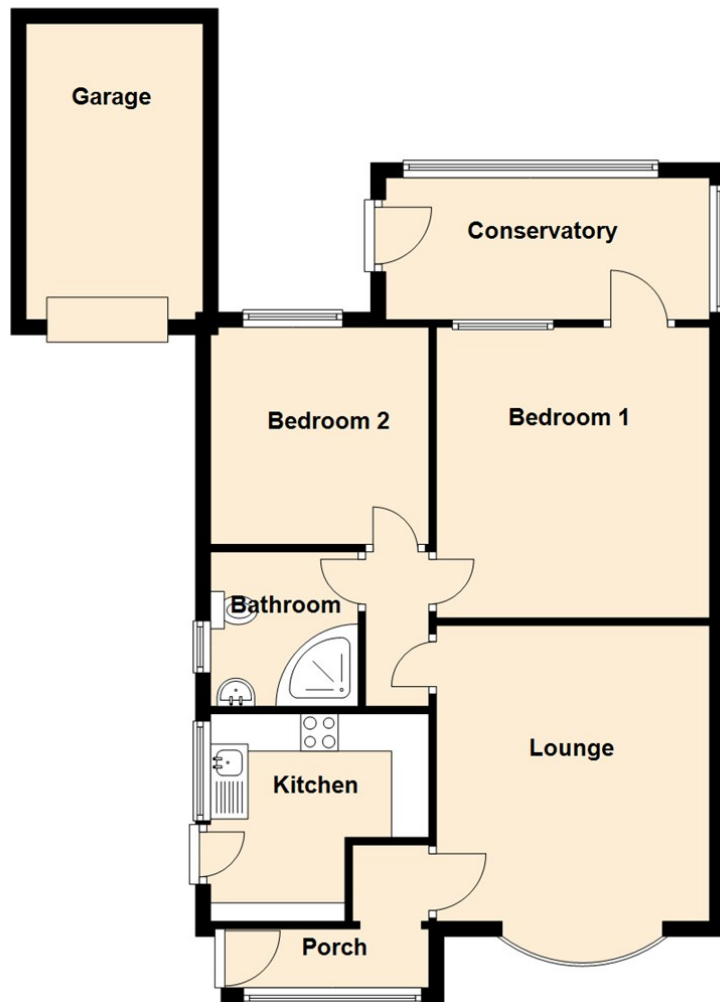
The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band: B



 Jan Forster

Ground Floor



Lounge 12'0" x 14'11" (3.66 x 4.56)

Kitchen 11'8" x 9'1" (3.58 x 2.79)

Bedroom One 13'9" x 11'11" (4.21 x 3.64)

Bedroom Two 9'11" x 9'3" (3.04 x 2.83)

Conservatory 12'4" x 8'1" (3.76 x 2.48)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	

Contact Us: 0191 236 2070



www.janforsterestates.com

