



 Jan Forster

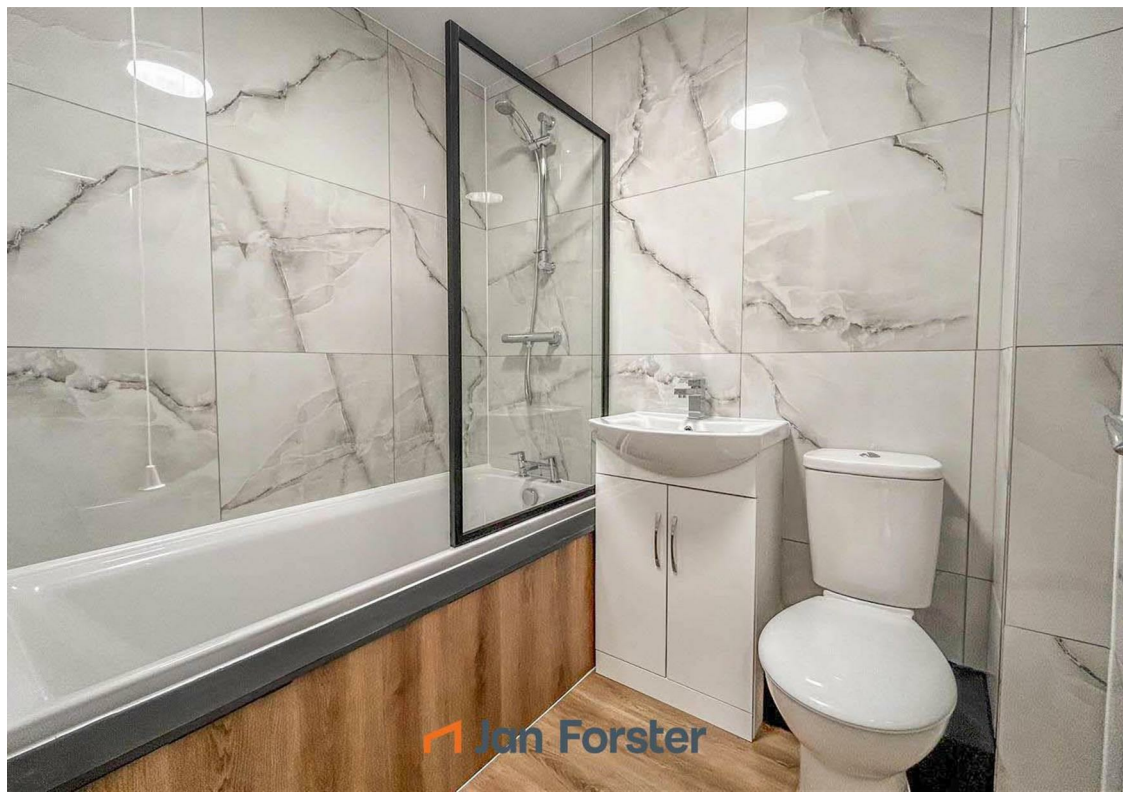
 Jan Forster

Burnbridge | Seaton Burn | Newcastle Upon Tyne | NE13 6DZ

Price £120,000



- Semi-Detached Bungalow
- Gemini Style
- Beautifully Presented
- Open Plan Living
- Mezzanine Bedroom
- Garage & Driveway
- Desirable Area
- Local Facilities
- Transport Links
- Council Tax Band: A





Jan Forster Estates are delighted to present to the market this beautifully appointed Gemini-style detached bungalow, ideally positioned within the highly sought-after residential area of Burnbridge, Seaton Burn. The property, which is offered for sale with the benefit of no upper chain, presents an excellent opportunity for a wide range of buyers, including first-time purchasers, investors, and those looking to downsize.

This home is ideally situated in a highly sought-after yet convenient location, offering easy access to a range of local shops, amenities, and nearby green spaces- perfect for those who enjoy outdoor activities and scenic walks. Excellent transport links are close at hand, including the A1 and A19, providing seamless connections to surrounding areas and making it an ideal base for commuters.

The accommodation briefly comprises: an entrance leading directly into a bright and spacious open-plan living area, complete with exposed staircase. This versatile space incorporates a comfortable lounge-diner and a well-appointed modern kitchen, fitted with a range of wall and base units along with integrated appliances. There is also a stylish bathroom WC featuring a shower over the bath, and a generous mezzanine bedroom with a built-in cupboard providing useful storage.

Externally, there is a garden to the front, along with a driveway providing convenient off-street parking and access to a detached garage. The property further benefits from gas central heating and double glazing.

Viewings come highly recommended. To book yours or for more information, please call our Gosforth office on 0191 236 2070.

Tenure

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

Council Tax Band: A

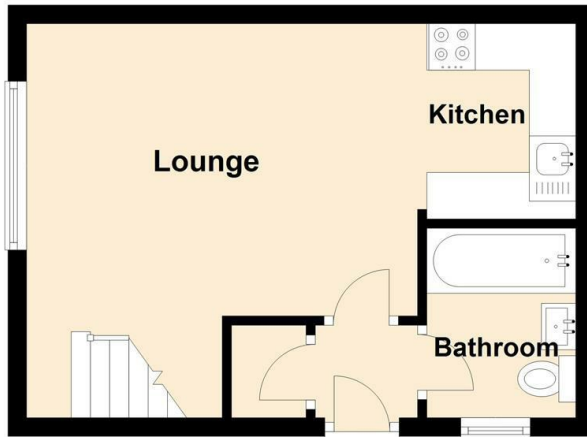


Lounge 13'11" x 13'10" (4.26 x 4.23)

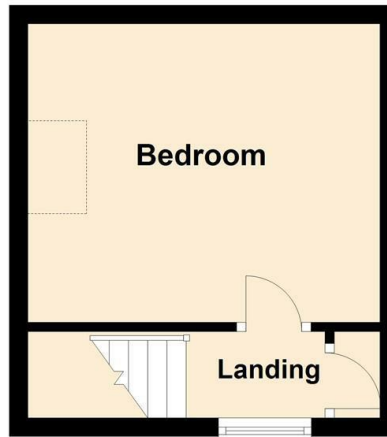
Kitchen 5'5" x 6'8" (1.67 x 2.04)

Bedroom 13'8" x 9'1" (4.19 x 2.77)

Ground Floor



First Floor



The difference between house and home

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



www.janforsterestates.com

Contact Us: 0191 236 2070

