



 **Jan Forster**


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Hazeldene Avenue | Kenton | Newcastle Upon Tyne | NE3 3XU

Price £150,000



 Jan Forster

 3       1       2

- Popular Location
- Ideal Family Home
- Two Bathrooms
- Workshop
- Must Be Viewed
- Three Story Townhouse
- Three Bedrooms
- Ground Floor WC
- Driveway
- Call For More Information



 Jan Forster



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Positioned on the popular Hazeldene Avenue in Kenton, this well presented three-storey townhouse offers spacious and versatile accommodation, perfectly suited to modern family living, with well-proportioned rooms arranged across all levels.

The ground floor comprises a welcoming entrance lobby leading into the hallway with a convenient WC and access to the workshop, along with a fitted kitchen/diner featuring French doors opening directly onto the rear garden - an ideal space for both everyday living and entertaining.

To the first floor, the property benefits from a bright and spacious lounge, a modern family bathroom/WC, and the main bedroom. The second floor offers two further well-proportioned bedrooms connected by a stylish Jack & Jill en-suite, providing flexible accommodation ideal for families or guests.

Externally, the home continues to impress with a private driveway providing off-street parking. There is also a well maintained rear garden enjoying a sunny aspect, with a patio seating area and an artificial lawn. The area is thoughtfully separated by a fence and gate, making it ideal for outdoor dining, relaxing and family use. The workshop provides excellent additional storage or potential hobby and workspace.

Hazeldene Avenue enjoys a convenient location with a range of local shops, schools and everyday amenities close by, together with excellent transport links offering straightforward access into Newcastle city centre and surrounding areas. The area is well regarded for its community feel, nearby green spaces and accessibility, making it an appealing choice for a variety of buyers.

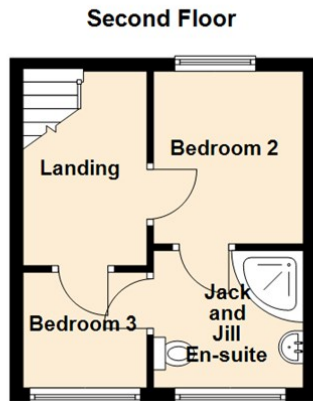
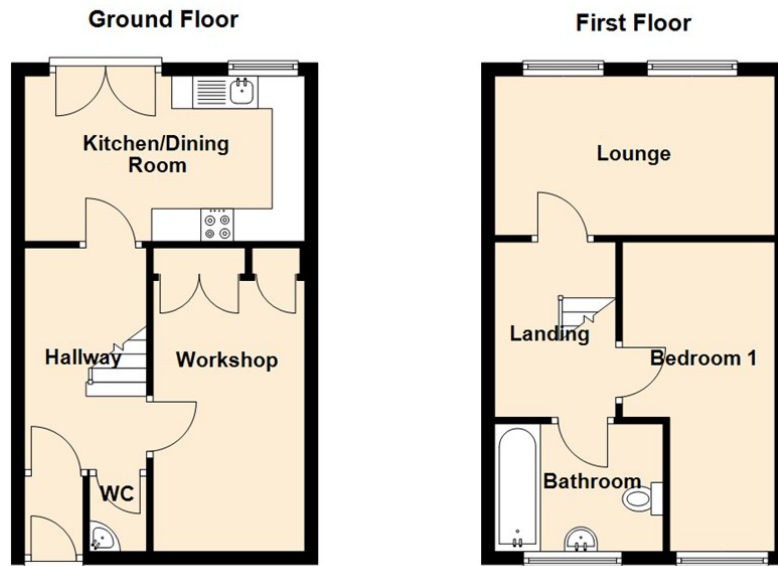
Early viewing is highly recommended. Please call 0191 236 2070 for more information.

Tenure:

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

Council Tax Band: A





Kitchen Dining Room 15'10" x 10'2" (4.83 x 3.11)


Lounge 15'10" x 10'2" (4.83 x 3.12)

Bedroom One 15'9" x 9'1" (4.82 x 2.78)

Bedroom Two 10'1" x 9'1" (3.09 x 2.77)

Bedroom Three 9'1" x 6'5" (2.78 x 1.98)

Workshop 8'0" x 17'2" (2.44 x 5.25)

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 	

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