



 **Jan Forster**

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Burnbridge | Seaton Burn | Newcastle Upon Tyne | NE13 6DZ  
Offers In The Region Of £245,000



- Desirable Development
- Two Double Bedrooms
- Hi Spec Fixtures and Fittings
- Garage and Driveway
- Early Viewing Advised
- Link Detached Bungalow
- Beautifully Presented
- Stunning Gardens
- Close To Amenities
- Call For More Information





**\*\* Video Tour on our YouTube Channel | <https://youtu.be/3TRKfc2ig0s> \*\***

This beautifully presented link detached bungalow is nestled in the much sought-after Burnbridge development, in Seaton Burn. The property will appeal to a wide range of buyers, including smaller families and those looking to downsize.

The location is extremely convenient, 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 comprises a welcoming entrance hallway, two generously sized double bedrooms, and a spacious lounge featuring a stylish media wall. The modern kitchen is fitted with sleek contemporary units, complemented by an integrated oven and hob. A well-appointed bathroom with WC completes the main living space. A rear lobby provides external access along with entry to storage and utility space, offering additional convenience. The property further benefits from gas central heating and double glazing.

Externally, the property is exceptionally well maintained, boasting an attractive front garden and a driveway providing ample off-road parking. There is also access to the garage which is currently configured as storage space and a utility area. To the rear, the beautifully landscaped garden offers a perfect space for relaxing and entertaining, featuring a decked seating area, paved patio, well-kept lawn, and thoughtfully planted borders. A perfect space to relax in the warmer months.

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 Freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: B



## Ground Floor



Lounge 11'8" x 17'7" (3.58 x 5.38)

Kitchen 9'2" x 10'0" (2.80 x 3.07)

Bedroom One 11'9" x 11'8" (3.59 x 3.57)

Bedroom Two 9'3" x 10'11" (2.82 x 3.34)

Garage/Utility 7'5" x 18'2" (2.27 x 5.54)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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	

Contact Us: 0191 236 2070



[www.janforsterestates.com](http://www.janforsterestates.com)

