



 **Jan Forster**

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Rhuddlan Court | Westerhope | Newcastle Upon Tyne | NE5 4TG

Price £100,000



3 1 1

- No Upper Chain
- Three Bedrooms
- Driveway
- Great Transport Links
- Viewing Recommended
- Popular Location
- Terraced Home
- Front and Rear Gardens
- Local Amenities Nearby
- Call For More Information





This three-bedroom mid-terrace property is situated in the popular Etal Park area of Westerhope, enjoying a pleasant residential position within easy reach of a range of local amenities, well-regarded schools, and excellent transport links, including nearby major trunk roads and convenient public transport options into Newcastle and surrounding areas.

Offered with no upper chain, the property provides an excellent opportunity for buyers looking to put their own stamp on a home, with some cosmetic updating required throughout.

The accommodation briefly comprises a welcoming entrance hallway with a handy WC, a bright and spacious lounge, and a kitchen-diner to the ground floor. To the first floor, there are three well-proportioned bedrooms along with a family bathroom/WC.

Externally, the property benefits from both front and rear gardens, offering outdoor space ideal for relaxing, entertaining, or landscaping to personal taste. In addition, there is a driveway providing valuable off-road parking.

Well-suited to a variety of purchasers, this home combines strong location advantages with great potential for modernisation. For more information and to book a viewing, please call our team on 0191 236 2070.

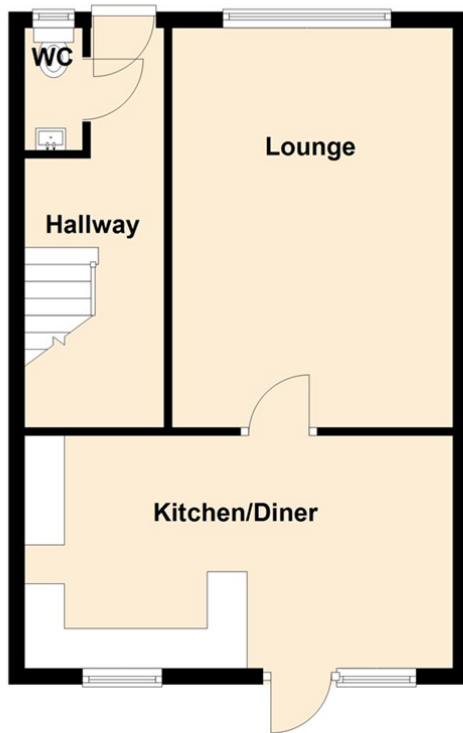
Tenure

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

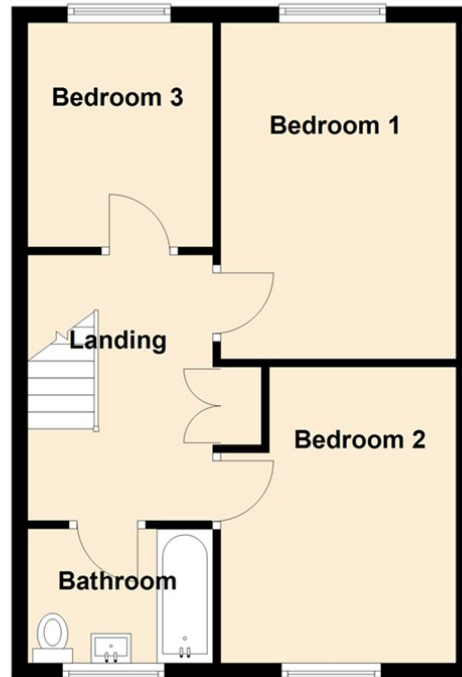
Council Tax Band: A



Ground Floor



First Floor



Lounge 16'5" x 11'6" (5.02 x 3.52)

Kitchen Dining Room 17'7" x 9'7" (5.38 x 2.93)


Bedroom One 11'7" x 13'10" (3.54 x 4.23)

Bedroom Two 11'7" x 12'5" (3.54 x 3.81)

Bedroom Three 9'2" x 7'8" (2.80 x 2.34)

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



www.janforsterestates.com

Contact Us: 0191 236 2070

