



 **Jan Forster**

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Rayleigh Drive | | Newcastle Upon Tyne | NE13 6AH

Offers Over £189,950



 Jan Forster



- Sought After Location
- Two Bedrooms
- Conservatory
- Close To Amenities
- Freehold
- Semi Detached Property
- No Onward Chain
- Ample Storage
- Off Street Parking
- Call For More Information



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A delightful two-bedroom, semi-detached bungalow located on the ever-popular Rayleigh Drive in the heart of Woodlands Park, North of Gosforth. Offered for sale with the benefit of no onward chain.

Woodlands Park offers a wealth of local amenities including convenience stores, a post office, parks, and well-regarded schools, all within easy reach. For a broader selection of shopping, dining, and leisure facilities, the vibrant centres of Gosforth and Newcastle upon Tyne are readily accessible. Excellent public transport services and convenient road links provide straightforward access to surrounding areas.

Internally, the property comprises a welcoming entrance hallway, a well-appointed kitchen fitted with a range of units, and a spacious lounge that flows seamlessly into a bright and airy conservatory with direct access to the rear garden. There are two generously sized bedrooms, with the principal bedroom benefiting from fitted wardrobes, while the second bedroom is enhanced by an attractive bay window. Completing the accommodation is a stylish shower room/WC, along with ample storage space to the side of the property. Further benefits include gas central heating and double glazing, ensuring comfort all year-round.



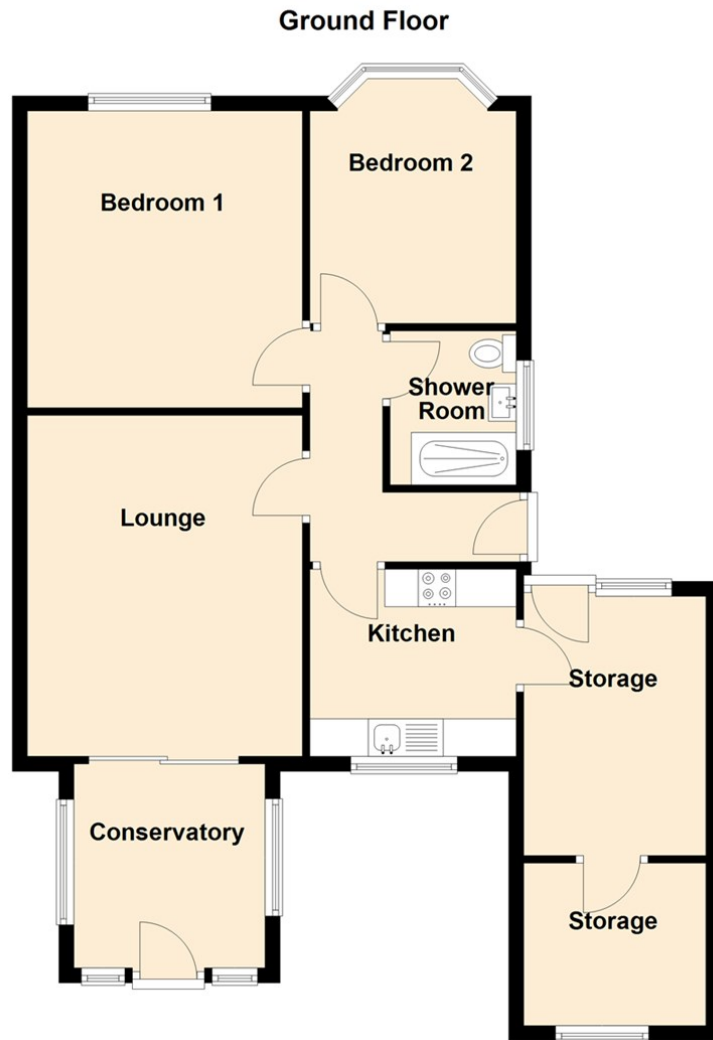
Externally, the property enjoys a low-maintenance front garden together with a substantial paved driveway, providing ample off-street parking. To the rear, there is an attractive enclosed paved garden designed for ease of upkeep, offering a pleasant outdoor space for relaxing, entertaining, or enjoying al fresco dining throughout the warmer months.

A great bungalow in a popular area that must be viewed to appreciate the potential on offer. Please call 0191 236 2070 for more information.

Tenure

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

Council Tax band: B



Lounge 14'10" x 12'1" (4.54 x 3.70)

Kitchen 7'10" x 9'1" (2.40 x 2.77)

Conservatory 8'8" x 8'10" (2.66 x 2.71)

Utility 11'3" x 8'0" (3.43 x 2.44)

Bedroom One 12'1" x 13'1" (3.69 x 3.99)

Bedroom Two 9'10" x 9'1" (3.00 x 2.78)

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		86
(69-80) C	71	
(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	

Contact Us: 0191 236 2070



www.janforsterestates.com

