

Jan Forster  
**FOR SALE**  
0191 236 1079 | janforsterstates.com



Jan Forster

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Waterbury Road | Newcastle Upon Tyne | NE3 5AJ

Offers Over £325,000



 Jan Forster



- Semi-Detached House
- Beautifully Presented
- Three Bedrooms
- Garage & Driveway
- Sought-After Location
- Local Facilities Nearby
- Excellent Transport Links
- Council Tax Band: C
- Viewing Essential
- Call For More Information



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Occupying an enviable position on the highly desirable Waterbury Road in Brunton Park, this charming, three-bedroom, semi-detached family home offers spacious and versatile accommodation throughout. This property is ideal for growing families, professionals, and those seeking a home in a sought-after residential area.

The accommodation briefly comprises a welcoming entrance porch with a convenient WC, an entrance hallway with storage, a bright and airy lounge dining room with a bay window and French doors to the sunny conservatory, overlooking the rear garden. Completing ground floor is a fitted kitchen with wall and floor units, a built-in storage cupboard and access to the garage. To the first floor there are three well-proportioned bedrooms, the main with a bay window and fitted wardrobes, and there is a family bathroom WC with an overhead shower, vanity storage, and a built-in storage cupboard. Further benefits include gas central heating and double glazing.

Externally, the property features a paved driveway to the front for off street parking, leading to the attached garage. There is also a beautifully maintained rear garden with planted borders. A perfect space to relax in the warmer months.

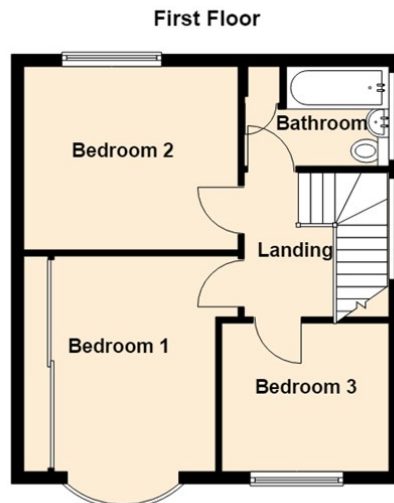
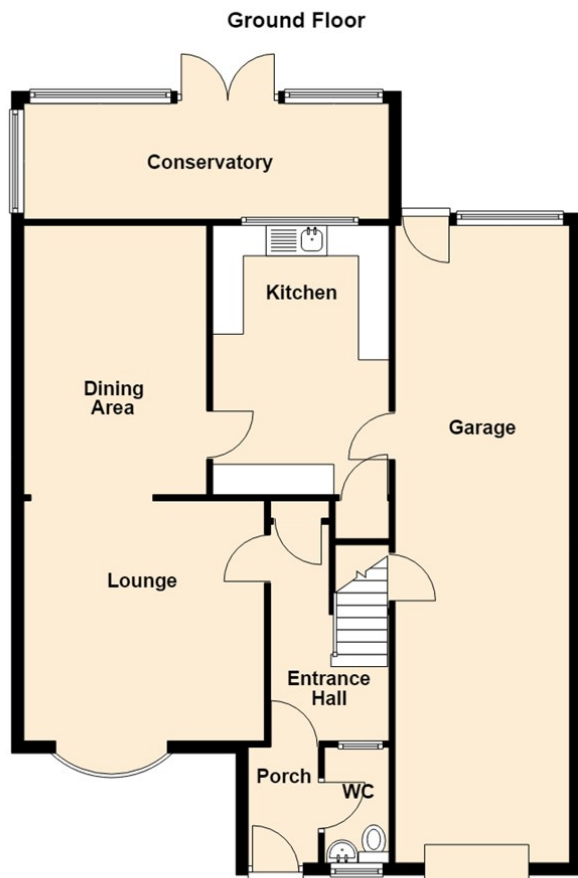


Waterbury Road occupies an excellent position in Brunton Park. Residents benefit from a selection of local amenities within the estate, while nearby Gosforth offers an extensive range of shops, cafés, restaurants, and leisure facilities. The area is well served by highly regarded schools along with excellent road and public transport links. For golf enthusiasts, the property is ideally located close to prestigious golf courses, providing excellent recreational opportunities,

Early viewing is a must as interest will be high. For more information and to book a viewing, please call 0191 236 2070.

Tenure: Freehold; However, this should be confirmed by a licensed legal representative.

Council Tax Band: C



Lounge 13'1" x 12'0" (4.00 x 3.68)

Dining Area 10'2" x 8'2" (3.11 x 2.49)


Bedroom One 11'0" x 9'1" (3.37 x 2.77)

Bedroom Two 12'2" x 9'8" (3.71 x 2.95)

Bedroom Three 8'8" x 7'10" (2.66 x 2.41)

## 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>		
(69-80) <b>C</b>	69	76
(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 	



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

Contact Us: 0191 236 2070

