



 **Jan Forster**

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Craster Avenue | Palmersville | Newcastle Upon Tyne | NE12 9EU
£1,050 Per Month



2



1



1

- Semi-Detached House
- Available End of August
- Two Bedrooms
- Great Location
- Transport Links
- Very Well-Presented
- Offered Furnished
- Driveway + Summer House
- Local Facilities
- Council Tax Band: A





Jan Forster Estates are delighted to bring to the lettings market this well-presented two-bedroom semi-detached home, ideally situated on Craster Avenue in Palmersville. The property enjoys a highly convenient location with a great range of local facilities and transport links nearby, making it a great choice for a variety of tenants. Available from the end of August and is offered furnished.

The ground floor briefly comprises a welcoming entrance hallway with useful understairs storage, leading into a bright open-plan living space. This incorporates a comfortable lounge, dining area, and a modern kitchen fitted with a range of wall and base units. French doors open out to the rear garden, while a handy utility room offers additional storage and further rear access. To the first floor, there are two well-proportioned double bedrooms, along with a family bathroom WC featuring a shower over the bath and useful under-sink storage. The property further benefits from gas central heating and double glazing throughout.

Externally, the home enjoys a well-maintained front garden and a paved driveway providing off-street parking. To the rear, there is a charming garden with a patio area, lawn, and the added bonus of a stylish garden room, ideal for relaxing or working from home.



The property is ideally positioned in a highly convenient location, close to a wide range of local shops and well-regarded schools, with further amenities available in nearby Killingworth. There are also attractive green spaces close by, including the popular Rising Sun Country Park, perfect for those who enjoy outdoor activities and scenic walks. Excellent transport links are easily accessible, with metro and bus services within walking distance, providing convenient connections across the region.

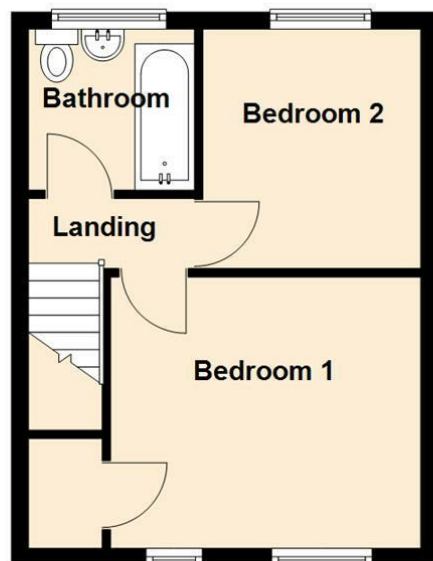
For more information and to book a viewing, please call 0191 236 2070.

Council Tax Band: A

Ground Floor



First Floor



Open Plan Space 22'2" x 17'8" (6.78 x 5.41)

Bedroom One 14'3" x 10'6" (4.35 x 3.22)

Bedroom Two 10'8" x 9'5" (3.26 x 2.88)

The difference between house and home

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www.janforsterestates.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070

