Jan Forster

Westfield Avenue | Brunswick Village | Newcastle Upon Tyne | NE13 7EG

Offers Over £160,000

2 1 1

- End Link
- Cul-De-Sac
- Front Garden
- On Street Parking
- Close To Shops
- Two Bedrooms
- Ideal First Time Buy
- Rear Yard
- Freehold
- Call For More Information

* Video Tour on our YouTube Channel | https://youtu.be/UiKqcJvRJl0 *

Located within the popular residential area of Brunswick Village, this attractive two-bedroom end-link property offers comfortable living in a peaceful cul-de-sac setting. This property is perfectly suited to a range of buyers, including first-time purchasers looking to step onto the property ladder, young families, those wishing to downsize, and investors.

The property enjoys excellent access to local amenities, including shops, schools and public transport links, while nearby road connections provide easy commuting to Newcastle city centre, the A1 and Newcastle International Airport. Residents also benefit from nearby parks and open green spaces, making the area ideal for families and those who enjoy outdoor recreation.

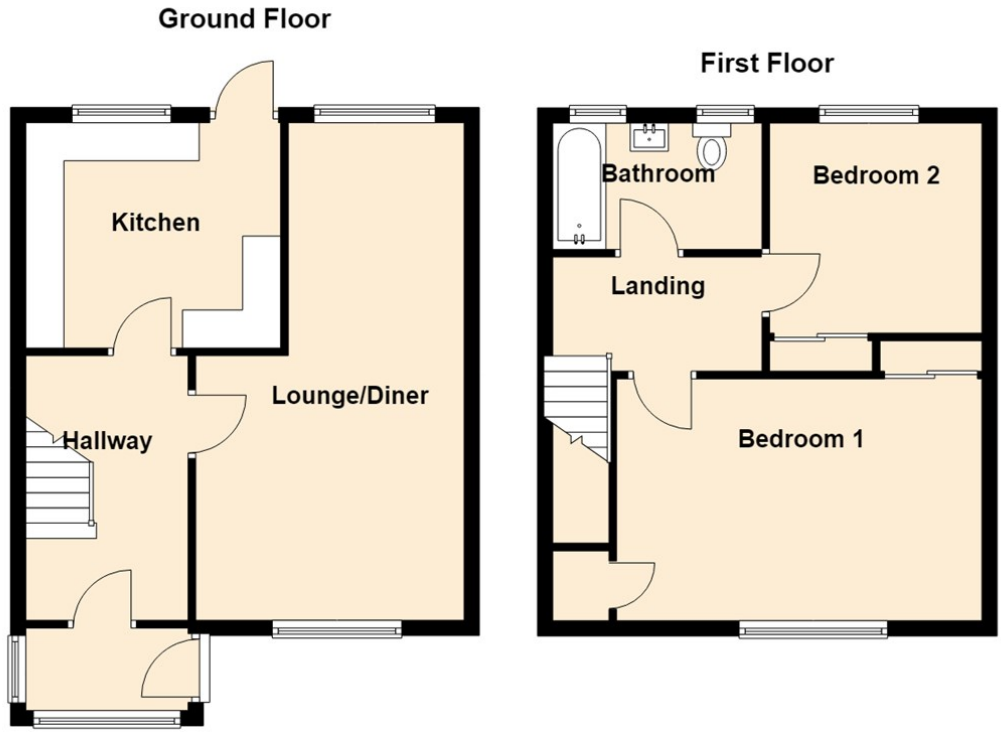
The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a spacious lounge/dining room, and a fitted kitchen with direct access to the rear garden. To the first floor are two generous double bedrooms, both benefiting from built-in storage, together with a family bathroom fitted with a three-piece suite including an overhead shower and vanity storage. Further benefits include gas central heating and double glazing.

Externally, the property benefits from well-maintained gardens to both the front and rear. The front garden is laid mainly to lawn, creating an attractive approach, while the enclosed rear garden has been designed for ease of maintenance and outdoor enjoyment, featuring a decked seating area and a generous paved patio, ideal for al fresco dining.

We anticipate a high level of interest in this delightful home. Please call 0191 236 2070 for more information and to book a viewing.

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

Council Tax band: A



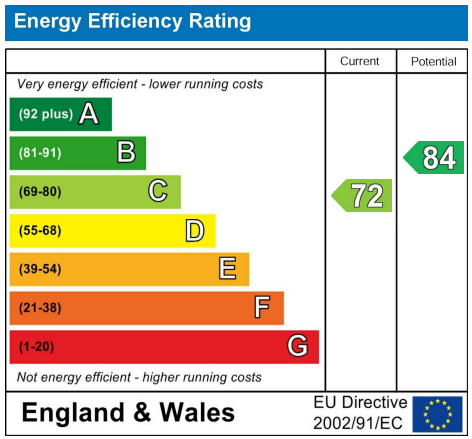
Lounge 11'4" x 11'6" (3.46 x 3.52)

Dining Area 10'2" x 8'3" (3.11 x 2.53)

Kitchen 9'8" x 10'11" (2.95 x 3.35)

Bedroom One 8'10" x 16'2" (2.70 x 4.94)

Bedroom Two 10'3" x 10'7" (3.14 x 3.25)



The difference between house and home

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Contact Us: 0191 236 2070