





3



1



2

- Popular Location
- Three Bedrooms
- Parking For Two Cars
- Double Glazing
- Viewing Recommended
- No Upper Chain
- Two Bathrooms
- Gas Central Heating
- Council Tax Band: C
- Call For More Information





This beautifully presented, three-bedroom semi-detached home is positioned in the popular George Court in Forest Hall, and is offered for sale with the benefit of no upper chain.

The property is ideally placed, close to a wealth of amenities, including a variety of shops, restaurants and everyday facilities in Forest Hall, along with the nearby Lakeside Centre in Killingworth. The area also benefits from a good selection of local schools and excellent road transport links, providing easy access to surrounding towns and the wider Tyne and Wear region. This convenient location makes the property an appealing choice for families, professionals and commuters alike.

The accommodation briefly comprises to the ground floor: - handy WC, bright and airy lounge open plan to staircase, and a kitchen/diner with feature French doors leading to a charming rear garden. To the first floor there is storage to the landing, three generous sized bedrooms; the main bedroom with an en-suite facility, and there is also a three-piece family bathroom with shower over the bath. The property further benefits from double glazing, gas central heating.



Externally there is a low maintenance garden to the front of the property with driveway (providing off-street parking for two cars) and a spacious, enclosed garden to the rear; perfect for those alfresco evenings.

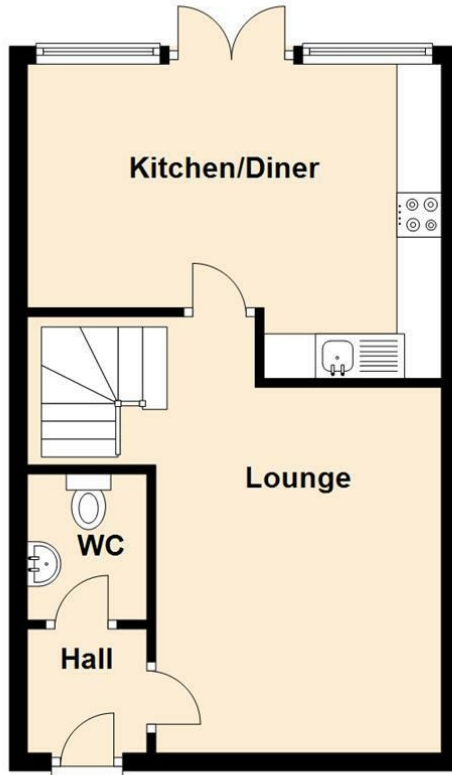
We anticipate a high level of interest. The property must be viewed to appreciate the standard of accommodation on offer. To arrange yours or for more information please call our Heaton Branch on 0191 236 2070.

Tenure

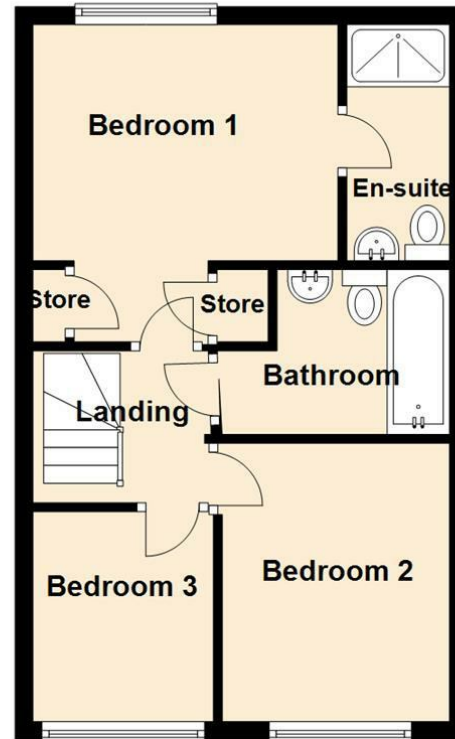
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: C

Ground Floor



First Floor



Lounge 16'0" x 10'6" (4.90 x 3.21)

Kitchen Dining Room 11'6" x 15'3" (3.53 x 4.65)

Bedroom One 8'8" x 11'2" (2.65 x 3.42)

Bedroom Two 10'3" x 8'4" (3.13 x 2.55)

Bedroom Three 7'8" x 6'7" (2.36 x 2.03)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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

