

Jan Forster

Stanley Grove | High Heaton | Newcastle Upon Tyne | NE7 7RA

£1,400 Per Calendar Month



3 1 1

- Semi-Detached House
- Available Now
- Offered Unfurnished
- Three Bedrooms
- Boarded Loft
- Converted Garage
- Sought-After Area
- Local Facilities
- Transport Links
- Council Tax Band: C









Jan Forster Estates welcomes to the lettings market this well-presented, three-bedroom, semi-detached house, positioned on Stanley Grove in the ever-popular High Heaton. The property is available now and offered on unfurnished basis.

High Heaton is a popular and well-established residential area, offering a welcoming community atmosphere alongside a good range of local amenities. Independent shops, cafés, restaurants and a supermarket are close at hand, while the area is particularly appealing to families thanks to its well-regarded schools. Paddy Freeman's Park and Jesmond Dene are nearby, providing attractive green spaces for walks and outdoor activities. The A1058 Coast Road is within easy reach, offering convenient access to Newcastle city centre and the coast, with regular bus services providing additional transport links.

The property briefly comprises, on the ground floor: an entrance hallway, a lounge featuring a bay window and fireplace, and a well-appointed kitchen-diner with an island and French doors opening onto a generous rear garden. The former garage has been converted into a versatile utility area, office, or storage space, with the added benefit of rear access.

To the first floor are three bedrooms, two of which benefit from built-in wardrobes, while the principal bedroom also enjoys an attractive bay window. A three-piece family bathroom with WC and shower over the bath completes the accommodation. There is also a useful, fully boarded loft providing excellent additional storage. Further benefits include gas central heating and double glazing throughout.

Externally, the property offers beautifully maintained rear gardens, along with a front garden and paved driveway providing convenient off-street parking.

This property must be viewed to appreciate the accommodation on offer. To book yours or for more information, please call our team on 0191 236 2070.

Council Tax Band: C

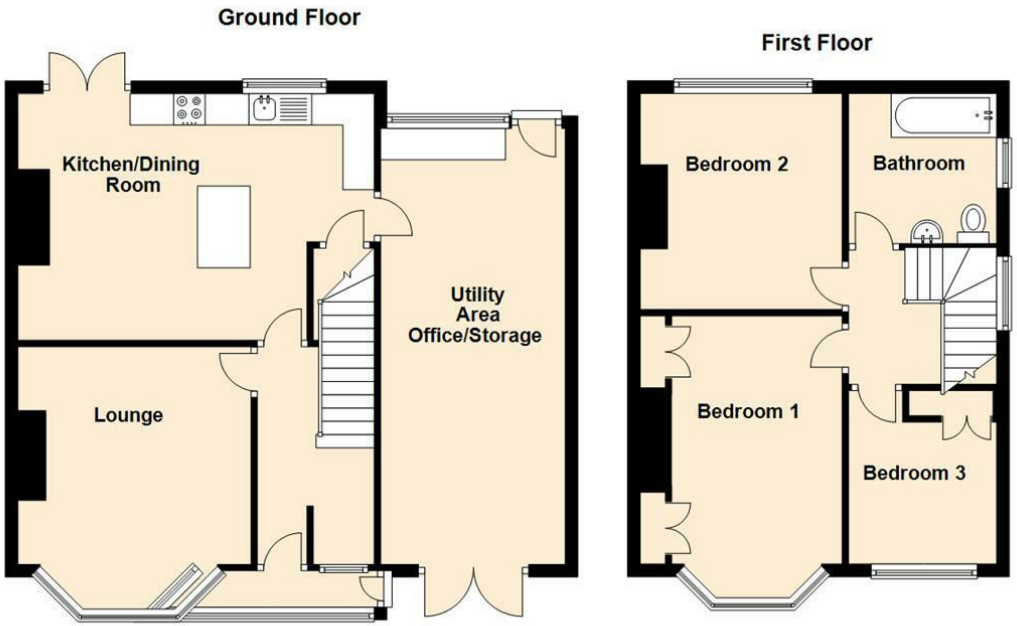
Lounge 13'5" x 12'0" (4.11 x 3.67)

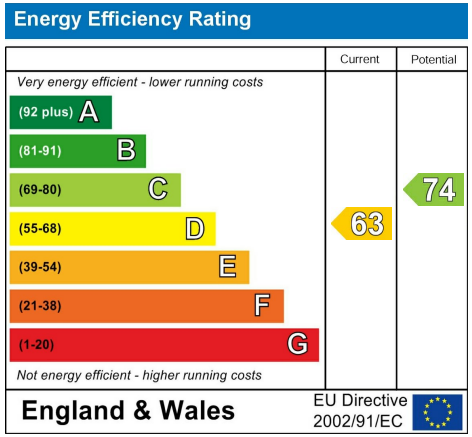
Kitchen-Diner 18'7" x 12'11" (5.67 x 3.95)

Bedroom One 14'11" x 9'6" (4.55 x 2.92)

Bedroom Two 12'1" x 10'4" (3.70 x 3.15)

Bedroom Three 8'11" x 7'8" (2.74 x 2.34)





The difference between house and home

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