





3



2



2

- Orangery + 2 Reception Rooms
- Three Bedrooms
- Downstairs WC
- TWO Garages
- Fabulous Lake Views
- No Upper Chain
- Highly Sought After Location
- En-Suite Bathroom
- Excellent Transport Links
- Must be Viewed





**** Video Tour on our YouTube Channel |**
<https://youtu.be/Nd20Huv0vmc> ******

An early viewing is strongly recommended on this Freehold three bedroom semi-detached house situated by the highly sought after Killingworth Lakeside. Offering spacious accommodation throughout, the property benefits from three reception rooms including a great addition to the property - the newly built orangery, added by the current owners. This property is an ideal family home.

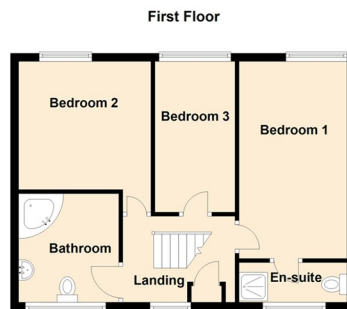
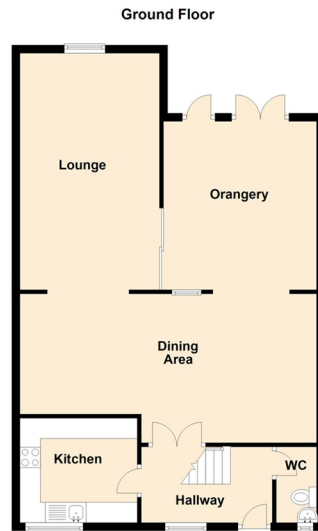
The accommodation briefly comprises to the ground floor:- entrance porch, entrance hallway with under stair storage, open plan family/dining room through to lounge with feature fireplace and sliding doors to the orangery, newly fitted kitchen with integrated oven and hob and a ground floor WC. To the first floor there are three bedrooms; the main with an en-suite shower room and there is also a family bathroom WC. Externally there is a garden to the rear with decking and there are also TWO garages in a separate nearby block.

For more information on this, or similar properties, please call our High Heaton office on 0191 270 1122.

Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.





The difference between house and home

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Kitchen 8'4" x 9'4" (2.56 x 2.87)

Dining Area 11'11" x 23'9" (3.64 x 7.26)

Lounge 18'11" x 11'2" (5.79 x 3.41)

Conservatory 13'6" x 12'3" (4.12 x 3.75)

Bedroom One 15'9" x 8'7" (4.82 x 2.64)

Bedroom Two 6'6" x 10'7" (2.00 x 3.24)

Bedroom Three 12'1" x 6'5" (3.69 x 1.96)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	62	
(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	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
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High Heaton	0191 270 1122
Low Fell	0191 487 0800
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Whitley Bay	0191 251 3000
Property Management Centre	0191 236 2680



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