





- Two Bedrooms
- Desirable Location
- Sought After Location
- Double Glazing
- Viewings Recommended
- Mid Terrace House
- Ideal First Time Buy
- Excellent Transport Links
- Gas Central Heating
- Virtual Viewing Available





**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/oRQNYkDR7k4> \*\***

Jan Forster Estates are delighted to bring to the market this charming two bedroom mid terrace property located in the desirable residential area of Wardley close to excellent transport links. The property will appeal to a variety of buyers and is an ideal first time buy.

The property briefly comprises, to the ground floor:- kitchen with fitted wall and floor units, and a sizeable lounge with feature fireplace and French doors leading to the rear garden. To the first floor there are two bedrooms and a three piece bathroom WC with overhead shower. The property benefits from double glazing and gas central heating. Externally, there is an easy to maintain garden to the front with a driveway, providing off-street parking, and a spacious garden to the rear with lawn and decking.

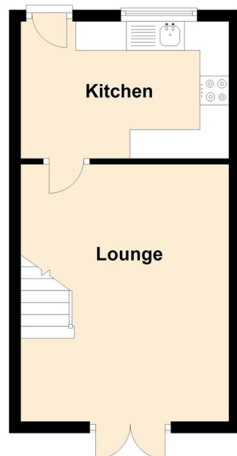
Early viewings are highly recommended. To book yours or for more information, please call our Low Fell branch on 0191 487 0800.

#### Covid-19 Viewing Guidelines

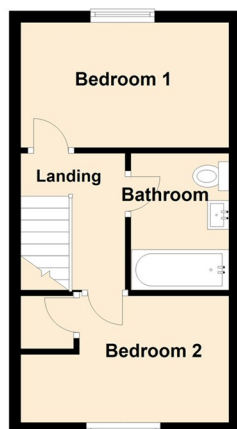
For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing 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.



Ground Floor



First Floor



## The difference between house and home


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Kitchen 7'9" x 12'8" (2.37 x 3.88)

Lounge 14'7" x 11'9" (4.46 x 3.59)

Bedroom One 7'2" x 11'8" (2.19 x 3.58)

Bedroom Two 9'2" x 10'1" (2.81 x 3.09)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
Forest Hall	0191 605 3134
High Heaton	0191 270 1122
Low Fell	0191 487 0800
Tynemouth	0191 257 2000
Whitley Bay	0191 251 3000
Property Management Centre	0191 236 2680



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