





4



2



2

- Spacious Semi Detached House
- Established Location
- Extended Property
- Two Bathrooms
- Four Bedrooms
- Gas Central Heating
- Double Glazing
- Close To Excellent Schools
- Garage & Block Paved Driveway
- Viewing Recommended

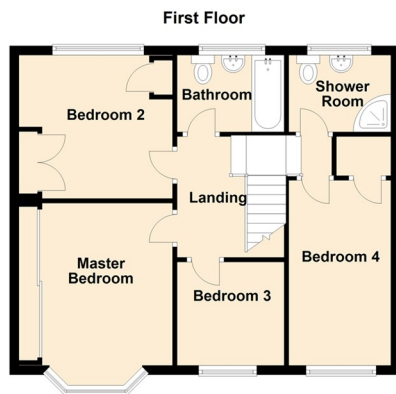
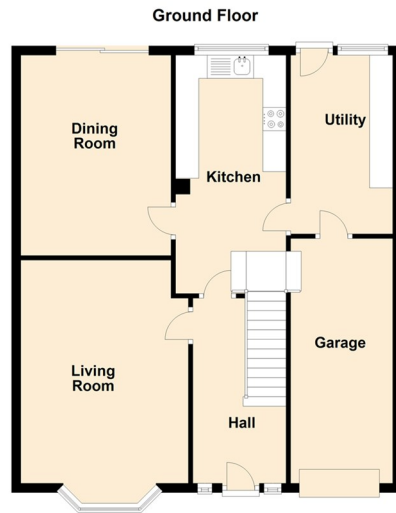




What the owners say ... "We have lived in this house for quite a number of years and we must say it is a very happy home. We have brought a family up here and it is the perfect home for this type of buyer. We have extended the property historically to create even more space. The house is bright, fresh and very airy. We love the garden in the summer too. We are sad to be leaving, but we are on a new venture now and it is time to pass it over to a new family; We are sure they will love it as much as we have."

Burwood Road is positioned on this very well established residential estate and pretty much has everything a family could need. The house is a traditional and extended semi-detached house spread over two floors. On entering the property you are met with a lovely bright entrance hallway, generous living room with bay window, extended dining room, extended kitchen and a handy utility room. On the first floor there are four bedrooms and a family bathroom. There is also a shower room off the extended fourth bedroom. Externally there is a sizeable garage to the side with a driveway for off street parking and a garden to the rear which is lawned and has a patio area. The location of this property is without doubt extremely central and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the coast or Newcastle City Centre. There are also good links to public transport facilities which include prime bus routes. For the growing family the property is well positioned for access to very well regarded schools. This property is very well presented and offers very comfortable living space. As you would expect the property is warmed with gas central heating and also boasts double glazing. An early viewing of this charming home is essential.





The difference between house and home

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Living Room 15'9" x 11'10" (4.81 x 3.61)

Dining Room 14'2" x 10'4" (4.32 x 3.15)

Kitchen 17'0" x 7'9" (5.20 x 2.38)

Utility Room 12'7" x 7'2" (3.85 x 2.20)

Master Bedroom 11'5" x 10'10" (3.50 x 3.31)

Bedroom Two 10'1" x 10'10" (3.09 x 3.31)

Bedroom Three 7'3" x 7'4" (2.23 x 2.25)

Bedroom Four 13'1" x 7'2" (3.99 x 2.20)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	90	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 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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