







3



2



2

- Corner Plot
- En-Suite Shower Room
- Garage
- Entrance Porch
- Sought After Location
- Three Bedroom
- Beautifully Presented
- Parking For 2/3 Cars
- Two Reception Rooms
- Must Be Viewed

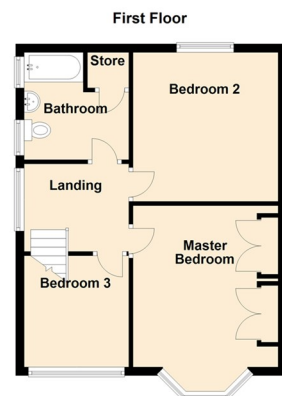
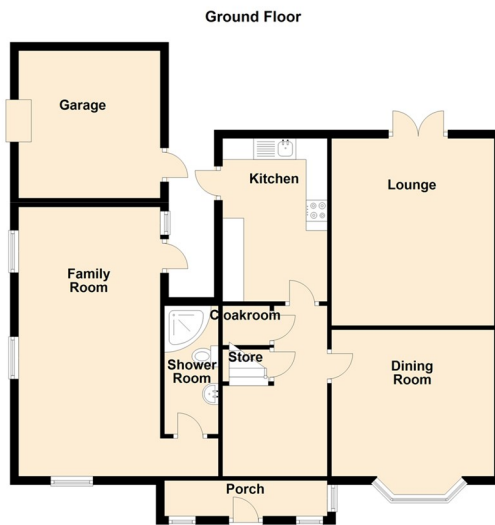






This beautiful corner plot semi detached property with an added family room is truly a home to be proud of. Located within the sought after Logan Road area of Walkerville. The house has local schools, shops and excellent bus and metro links all nearby. The property offers spacious accommodation over two floors and briefly comprises:- porch, entrance hall, dining room with bay window, light airy lounge with doors to the rear garden, kitchen and family room which is currently set up as a fourth bedroom. To the first floor there are three good size bedrooms and a family bathroom WC. Externally the property benefits from spacious gardens to the front, side and rear and has off street parking for 2/3 cars with a garage also. The property boasts gas central heating, double glazing and ample storage. We anticipate an extremely high level of viewings on this outstanding family home. To arrange yours please call our sales team on 0191 207 1122.





## The difference between house and home

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Lounge 14'6" x 12'7" (4.42 x 3.84)

Dining Area 11'4" x 12'7" (3.46 x 3.84)

Kitchen 12'7" x 8'1" (3.85 x 2.47)

Family Room 20'10" x 10'11" (6.36 x 3.35)

Master Bedroom 12'5" x 11'3" (3.81 x 3.43)

Bedroom Two 11'6" x 11'3" (3.52 x 3.43)

Bedroom Three 8'7" x 8'1" (2.63 x 2.47)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	62	70
England & Wales	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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