



Jan Forster  
0191 257 2000  
**FOR SALE**

E RD.





3



2



1

- Three Storey Town House
- Three Bedroom Property
- Excellent Location
- Great Family Home
- Very Well Presented
- Gas Central Heating
- Garage To The Rear
- No Onward Chain
- Double Glazed
- Good Schools Nearby



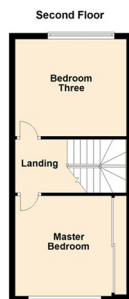
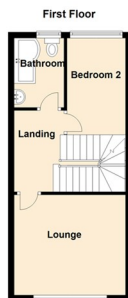
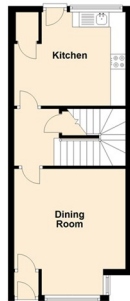
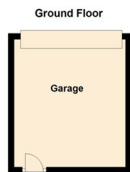




What the owner says ..."This really is a versatile property and if it is a family home that you were looking for this might just be the perfect purchase for you. The house is very well located and you have access to well regarded and sought-after schools. This probably can easily be configured as a four bedroom home or three bedrooms and two receptions. We have done a lot of work to the property and would like to think it will make someone a wonderful home."

If you are in the market for a family home in a great location and at an affordable price then this three bedroom mid terraced townhouse could be the solution to your buying needs. The property which is over three floors briefly comprises:- entrance porch, dining room and modern well appointed kitchen with a range of wall and floor units and integrated appliances. On the first floor you are presented with a formal lounge, bedroom two, which is a double bedroom and a modern bathroom with WC. On the second floor there is a master bedroom with fitted wardrobes and a third double bedroom. At the rear of the property you are presented with a sizeable garage and a courtyard garden, whilst to the front of the property there is a small town garden. The house is warmed with a replaced gas central heating system and combination boiler and also has the benefit of UPVC double glazing. The house is in a very central location which offers ease of access to well regarded schools, a wonderful coastline, local Superstores and public travel links. The A19 is readily accessible along with the Tyne Tunnel and the coast road. This house is available with no onward chain and is very much ready to move into. Interested parties or urge to arrange a prompt and essential internal viewing to appreciate the living space which is available.





## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

Lounge 11'0" x 12'2" (3.36 x 3.73)

Dining Room 13'10" x 12'2" (4.23 x 3.73)

Kitchen 10'3" x 12'2" (3.14 x 3.73)

Master Bedroom 11'0" x 12'2" (3.36 x 3.73)

Bedroom Two 10'3" x 6'5" (3.13 x 1.96)

Bedroom Three 10'8" x 12'2" (3.26 x 3.73)

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		
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		
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

