





- Spacious Home
- Two Box Rooms
- Lounge-Diner
- Close to Amenities
- Four Bedrooms
- Sitting Room
- Popular location
- Viewing Recommended



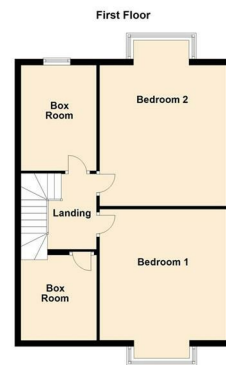


Offered for sale this spacious four bedroom home is sure to impress. The property is located within a popular residential area and will appeal to a variety of buyers.

Close to local amenities and just a short walk from the popular Saltwell Park, the property briefly comprises to the ground floor:- entrance hallway, sitting room/bedroom three, spacious lounge/diner, kitchen with fitted units, modern bathroom with shower over the bath and bedroom four. To the first floor there are a further two double bedrooms and two box rooms. The property also benefits from gas central heating and double glazing. Externally there is a private rear yard.

Viewings come highly recommended. For more information and to book your viewing please call our Low Fell sales team.





The difference between house and home

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Lounge Diner 14'9" x 22'0" (4.52 x 6.71)

Sitting Room/Bedroom Three 14'1" x 13'7" (4.30 x 4.16)

Kitchen 12'2"x 9'6" (3.71x 2.90)

Bedroom One 13'6" x 14'5" (4.12 x 4.41)

Bedroom Two 13'6" x 14'11" (4.12 x 4.56)

Bedroom Four 8'3" x 7'11" (2.53 x 2.42)

Box Room 11'5" x 6'11" (3.48 x 2.11)

Box Room 9'1" x 6'11" (2.77 x 2.11)

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		
	47	81
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	38	79
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

