







- Semi Detached House
- Two Bedroom Home
- Extended Accommodation
- Gas Central Heating
- Double Glazing
- Immaculately Presented
- Ground Floor WC
- Laundry Room
- Side Room
- Great Garden Area







What the owners say ... "Since buying this property we have invested a lot of time and money in getting the best out of our home. It has been extended to maximise the living space and cosmetically no corner has been untouched. We are sure this will make a great starter home for a young couple looking for a property that is very much ready to move into."

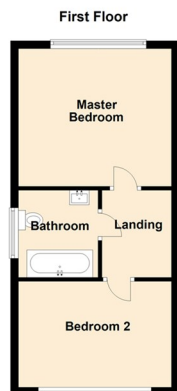
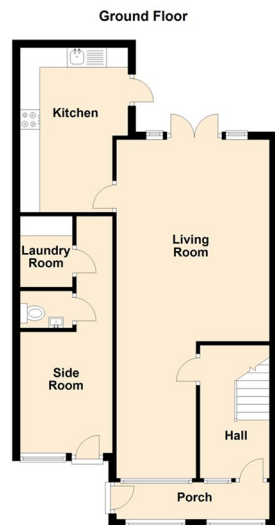
This immaculately presented and extended semi detached house will make the perfect purchase for a wide variety of buyers and would appeal in particular to a young couple or perhaps someone looking to down size.

The accommodation briefly comprises to the ground floor:- entrance storm porch, hall, generous sized lounge/dining room, superbly presented modern extended and refitted kitchen, a very handy utility room, ground floor WC and a side room which could be used for multiple purposes. On the first floor there are two bedrooms and a modern refitted bathroom WC. There is a landscaped garden to the rear along with a garden to front with a driveway for off street parking. As you would expect from a quality home it is warmed with gas central heating and also has UPVC double glazing.

Positioned in an established residential location which lends ease of access to well regarded schools, public travel links and local shops. The property is also within easy striking distance of the A19, the Tyne Tunnel and the Coast Road, offering access to the town centre.

Interested parties are urged to arrange a prompt and essential internal viewing to admire the work that has been carried out. For more information and to book your viewing please call our Tynemouth office.





## The difference between house and home

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Living Room 28'3" x 12'9" (8.63 x 3.90)

Kitchen 13'9" x 9'0" (4.20 x 2.75)

Laundry Room 5'11" x 4'4" (1.81 x 1.33)

Master Bedroom 11'6" x 12'9" (3.51 x 3.90)

Bedroom Two 8'10" x 12'9" (2.70 x 3.90)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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		88
(81-91) B		
(69-80) C	70	
(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

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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

