





4



1



2

- Semi Detached Bungalow
- Superbly Presented
- Gas Central Heating
- No Onward Chain
- Modern Wet Room/Ground Floor
- Four Bedroom Home
- Pleasant Aspect
- UPVC Double Glazing
- Superb Refitted Bathroom
- Off Street Parking





What the owners say ..."Since buying this property we have done a substantial amount of work on the property and would like to think we have created a lovely home; ready to move into. The Bungalow is a good size with, modern bathroom and kitchen along with a handy ground floor shower room."

If you are searching for a very well presented and vastly improved semi detached bungalow, this property might just be the perfect one for you. The property is a Dutch Style Bungalow which is over two floors; very generous in size and very versatile. The property briefly comprises:- entrance hall, ground floor wet room, a sizeable reception room, a well appointed kitchen and two bedrooms. On the first floor you have the master bedroom, a further fourth bedroom and a lovely refitted bathroom WC. The property benefits from wood effect luxury click vinyl flooring to the ground floor, UPVC double glazing and a recently installed gas central heating system.

Externally there is an open aspect to the front and a large newly fenced rear garden with double gates incorporating artificial grass and a blocked paved driveway for cars.

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 good links to public transport facilities which include prime bus routes and of course the Metro service. For the growing family the property is well positioned for access to schools.

This property has been superbly improved and offers very comfortable living space. In order to get a real feel for this home should view the property as soon as possible. This will give you a much better understanding of how charming this property is.





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.janforsterstates.com

Living Room 11'11" x 18'7" (3.65 x 5.68)

Kitchen 7'8" x 10'1" (2.35 x 3.09)

Master Bedroom 11'5" x 14'2" (3.50 x 4.32)

Bedroom Two 10'9" x 7'6" (3.28 x 2.31)

Bedroom Three 9'4" x 10'6" (2.86 x 3.22)

Bedroom Four 7'8" x 5'6" (2.35 x 1.68)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		63
(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		86
(81-91) B		
(69-80) C		57
(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

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

