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- Semi Detached House
- Open Plan Kitchen Area
- Double Glazing
- Generous Garden
- Family Home
- Three Bedroom Home
- Gas Central Heating
- Off Street Parking
- Handy For Travel Links
- Viewing Essential







What the owner says ..."This has been a great home to live in. It is very central to all our needs to include shops, schools and main travel links. The open plan kitchen is great and makes for a great family space."

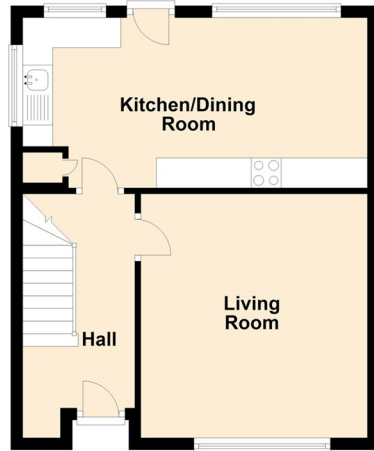
The accommodation briefly comprises: entrance hall, kitchen/dining room with fitted wall and floor units and integrated oven and hob and a bright and airy lounge. To the first floor you are presented with three good sized bedrooms and a bathroom WC.

The location of this property is without doubt extremely central and you are within easy striking distance of most Tyneside centres. 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 presents very well and offers very comfortable living space. As you would expect the property is warmed with gas central heating and also boasts double glazing.

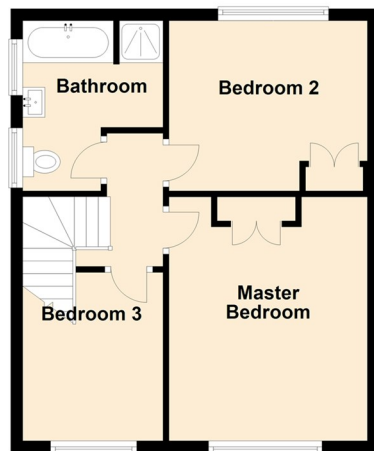
In order to get a real feel for this home should view the property as soon as possible. This will give you a much better understanding of how charming this property is.



Ground Floor



First Floor



## The difference between house and home

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Living Room 13'4" x 12'4" (4.07 x 3.78)

Kitchen/Dining Room 9'3" x 18'10" (2.84 x 5.75)

Master Bedroom 12'9" x 10'10" (3.89 x 3.31)

Bedroom Two 9'3" x 10'10" (2.84 x 3.31)

Bedroom Three 9'2" x 7'8" (2.81 x 2.34)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		58
(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		84
(81-91) B		
(69-80) C		51
(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



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