







3



2



1

- Three Generous Bedrooms
- South Facing Rear
- Open Aspect To Front
- Gas Central Heating
- Double Glazing
- Many Local Amenities
- Close To Metro
- Ideal First Purchase







Well presented three bedroom end terraced house situated on a superb plot with substantial south facing rear garden and open aspect over a communal green to the front in a popular residential area of Gosforth.

The property should appeal to a variety of buyers including first time buyers, down-sizers and investors alike. Conveniently positioned near many local amenities including well regarded schools, supermarkets, within walking distance to Gosforth High Street, the Metro station and further public transport links with excellent access to the A1 motorway and Kingston Park retail park.

Internally the property offers spacious accommodation and benefits from gas central heating and double glazing. Briefly comprising:- entrance hall, lounge diner with feature fireplace, kitchen and sun room. To the first floor there is a landing, three well proportioned bedrooms with fitted storage and a modern four piece family bathroom w/c. Externally the property benefits from gardens both front and rear with the rear benefiting from a sunny southerly aspect.



#### Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time.



## The difference between house and home

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Kitchen 6'11" x 17'6" (2.13 x 5.34)

Lounge 10'4" x 17'5" (3.16 x 5.31)

Dining Room 10'3" x 10'8" (3.14 x 3.26)

Sun Room 6'11" x 4'3" (2.13 x 1.32)

Master Bedroom 11'10" x 10'4" (3.61 x 3.17)

Bedroom Two 13'10" x 8'9" (4.22 x 2.68)

Bedroom Three 9'1" x 8'10" (2.77 x 2.71)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		77
(81-91) B		
(69-80) C		
(55-68) D	61	
(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



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