







- Three Bedrooms
- Garage In Block
- Gas Central Heating
- Many Local Amenities
- Downstairs W/C
- South Facing Rear
- Freehold Property
- Double Glazing
- Superb Transport Links
- Utility Space







This three bedroom mid terraced house with south facing rear is located in the corner of a quiet tree lined cul-de-sac, close to many local amenities making it an ideal purchase for the first time buyer, down-sizer or investor alike.

The area benefits from a wealth of local amenities including schools, shops, local superstore, retail park and the A1 motorway with further amenities being offered via regular public transport links in Newcastle City Centre.

Internally the accommodation briefly comprises:- Entrance porch/utility, entrance hall with storage, downstairs w/c, kitchen and an open plan lounge diner with french doors opening onto the sunny south facing rear garden. To the first floor there are three bedrooms; two of which with built-in storage and a three piece family bathroom.

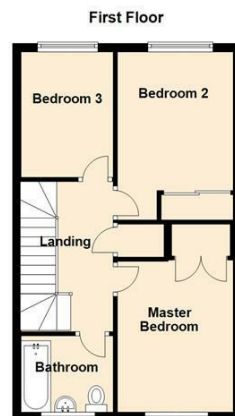
Externally there are gardens both front and rear with communal off street parking and a garage in a nearby block.

For more information on this freehold property and to book your viewing please call our Gosforth branch.

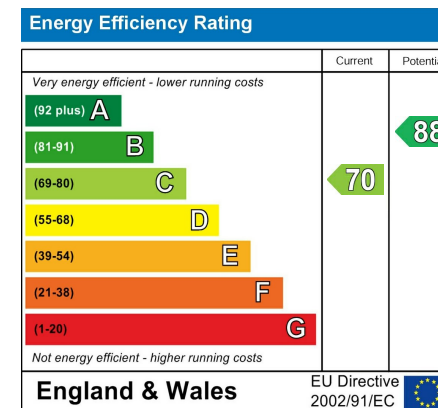
#### Covid 19 Viewing Guidelines

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.





- Lounge 16'6" x 9'8" (5.04 x 2.96)
- Dining Room 10'7" x 9'9" (3.24 x 2.99)
- Kitchen 9'10" x 6'11" (3.02 x 2.13)
- Utility Room 6'1" x 6'11" (1.87 x 2.11)
- Master Bedroom 9'11" x 11'10" (3.03 x 3.63)
- Bedroom Two 13'1" x 9'3" (4.00 x 2.82)
- Bedroom Three 7'0" x 10'1" (2.14 x 3.08)



## The difference between house and home

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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  
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