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- Semi Detached House
- No Onward Chain
- Gas Central Heating
- Gardens to Front/Rear
- Lovely Conservatory
- Three Bedroom Home
- Modern Build Home
- Sensible Asking Price
- Breakfasting Kitchen
- Viewing Essential





**** Video Tour on Our YouTube Channel |**
<https://youtu.be/bbNt1uTltoM> ******

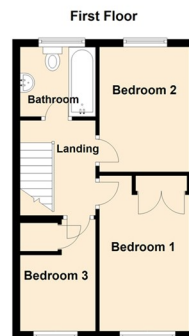
This property is modern styled semi detached house which is positioned in a well regarded and sought after residential location. The house which comes with no onward chain briefly comprises:- entrance storm porch, open plan lounge with storage under the stairs and a well appointed kitchen with a range of fitted wall and floor units along with appliances. There is also access to a charming and relaxing conservatory to the rear. On the first floor you are presented with three bedrooms and a bathroom WC. There is a garden to the rear and front along with a driveway for off street parking. As you would expect from a modern home the property is double glazed and warmed with gas central heating.

The location of this property is without doubt extremely central to all the local shops and bus/Metro services. An early viewing is essential to assess the position and the features offered. 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. We anticipate an extremely high level of viewings on this realistically priced home to arrange yours please call 0191 270 1122.

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. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.





The difference between house and home

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Living Room 15'7" x 14'6" (4.77 x 4.43)

Kitchen 8'4" x 14'6" (2.55 x 4.43)

Bedroom One 13'3" x 8'3" (4.06 x 2.53)

Bedroom Two 10'8" x 7'8" (3.26 x 2.36)

Bedroom Three 9'6" x 6'5" (2.92 x 1.97)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(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	

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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