





- Four Bedrooms
- Ground Floor WC
- Detached Garage
- Updating Required
- Must Be Viewed
- Detached Home
- Breakfasting Kitchen
- Off Street parking
- Private Rear Garden





**\*\* Video Tour Available on Our YouTube Channel  
<https://youtu.be/8v4wOl1x19M> \*\***

Nestled away within the leafy Earlswood Park in Low Fell, this four bedroom detached house is situated on a generous plot offering masses of potential.

The property is located within easy access to a wealth of local amenities right on its doorstep, whilst still providing a semi-rural feel in its setting. These include schools, shops, cafes, bars, restaurants and supermarkets as well as superb transport links including bus links to Newcastle city centre, Team Valley Trading Estate and the A1 for commuters.

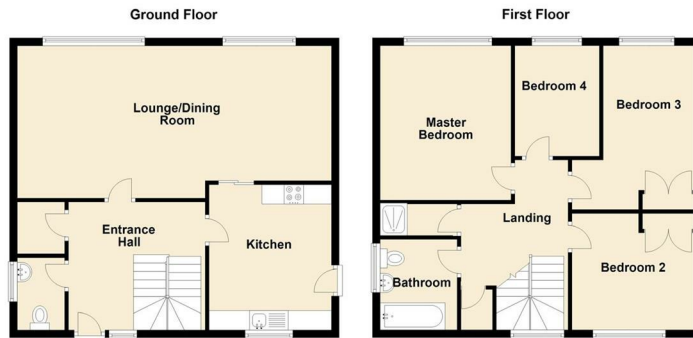
Internally, the accommodation requires cosmetic updating however is priced accordingly to enable a buyer to make it their own. Briefly comprising:- substantial entrance hall with storage and ground floor WC, circa 26 foot lounge/diner with picture window framing the rear garden, and a breakfasting kitchen. To the first floor, there are four bedrooms a three piece family bathroom and a separate shower.

Externally there is a drive that leads to a detached garage and mature well stocked rear garden with access to the near by Chow Dene. With gas central heating and double glazing this property really does have to be viewed to appreciate the potential on offer.

#### 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.





Lounge 27'6" x 11'0" (8.40 x 3.36)

Kitchen 12'4" x 11'2" (3.76 x 3.42)

Master Bedroom 13'3" x 11'2" (4.04 x 3.41)

Bedroom Two 13'3" x 8'11" (4.05 x 2.73)

Bedroom Three 10'1" x 11'6" (3.09 x 3.52)

Bedroom Four 7'1" x 10'2" (2.16 x 3.11)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 Newcastle 0191 284 4050  
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 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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