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- Period Terrace House
- Immaculately Presented
- Modern Fitted Bathroom
- Decked Yard For Entertaining
- Wood Burning Fire
- Three Bedroom Home
- Well Appointed Kitchen
- Gas Central Heating
- Double Glazed
- Great Family Home



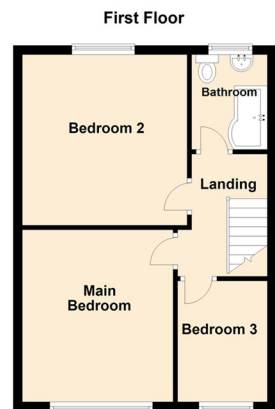
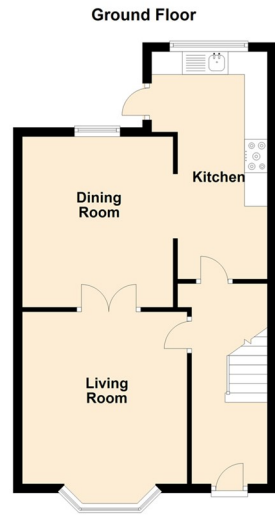


If you are in the market for a period terraced house, this immaculately presented and greatly improved home is without doubt a property to view. The current owner has created an enviable living space to enjoy. This comprises of an entrance hall, living room with bay window and a welcoming wood burning stove. There are double doors which lead through to the dining and onto the kitchen. The kitchen is modern and extended. It offers modern wall and floor units and appliances. From the kitchen you can get to the yard which has been decked and has a bar fitted for fun and socialising. On the first floor you have the landing with access to the loft which is floored via a retractable ladder. Three bedrooms are available and also a refitted bathroom with P shaped bath with shower over. As you would expect from a property of such a high standard it is warmed with gas central heating and also has recently installed UPVC double glazing. The roof and guttering were also replaced in 2019.

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 will include prime bus routes and of course the Metro Service. For the growing family the property is well positioned for access to very well regarded schools which you should fall within your catchment area. This property has been superbly improved and offers very comfortable living space. In order to get a real feel for this home should view the property as soon as possible.

The Vendor has a relative that works within Jan Forster Estates and therefore in accordance with the Estate Agents Act 1979 and other legislation is a connected person and we are making this disclosure to avoid any potential conflict of interests.





The difference between house and home

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Living Room 12'4" x 11'10" (3.77 x 3.61)

Dining Room 12'3" x 10'9" (3.74 x 3.30)

Kitchen 16'4" x 8'3" (4.98 x 2.53)

Main Bedroom 12'10" x 10'9" (3.92 x 3.30)

Bedroom Two 12'6" x 11'10" (3.82 x 3.61)

Bedroom Three 8'8" x 6'5" (2.65 x 1.97)

Covid-19 Viewing Guidelines

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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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