





- Two Double Bedrooms
- Off Street Parking
- Double Glazing
- Kitchen/Diner
- Semi Detached House
- Ground Floor WC
- Gas Central Heating
- Must be Viewed





**** Video Tour on Our YouTube Channel |
<https://youtu.be/dh8ecQVeWIM> ****

Jan Forster Estates are delighted to welcome to the market this two bedroom semi detached property in Gateshead. This home will appeal to a variety of buyer including investment landlords, first time buyers and those looking to downsize.

The property is close to local amenities and has excellent transport links to Newcastle City Centre, Team Valley Trading Estates, Metro Centre and the A1.

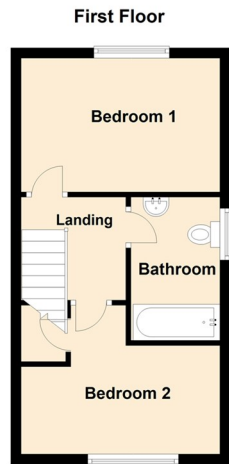
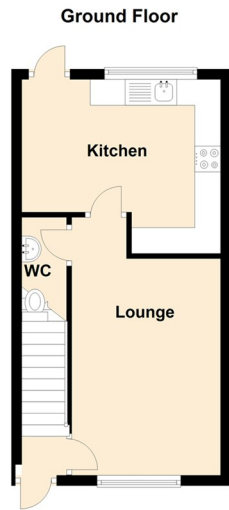
Briefly comprising:- hallway, lounge with access to the ground floor WC, kitchen/diner with fitted wall and floor units and access to the rear garden. To the first floor there are two double bedrooms and three piece bathroom. The property benefits from gas central heating and double glazing. Externally there is a lawned town garden to the front and a private lawned garden to the rear leading to the allocated parking space.

Viewings are highly recommended, to book yours or for more information please call 0191 487 0800.

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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www.janforsterestates.com

Lounge 15'5" x 9'6" (4.70 x 2.90)

Dining Kitchen 7'11" x 12'6" (2.42 x 3.83)

Bedroom One 12'8" x 8'3" (3.88 x 2.53)

Bedroom Two 12'7" x 8'5" (3.86 x 2.59)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

