







- Semi Detached Bungalow
- Two Bedrooms
- Garage
- Off Street Parking
- Beautiful Rear Garden
- Conservatory
- Ample Storage
- No Onward Chain
- Video Tour Available
- **MUST BE VIEWED**







\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/\\_TW3BU7jQpY](https://youtu.be/_TW3BU7jQpY) \*\*

Jan Forster Estates are delighted to welcome to the market this two bedroom semi detached bungalow on the highly sought after Debdon Gardens, a desirable area in Heaton. Offered for sale with the benefit of no onward chain. Close to excellent local amenities and transport links, the property will appeal to a variety of buyers.

Internally the property briefly comprises:- entrance porch which gives access to the hallway, a good-sized lounge with bay window, two bedrooms; the main looking out to the rear garden, three piece shower room WC, large dining room opening on to a lovely conservatory, and kitchen with fitted wall and floor units. The property benefits from gas central heating, double glazing and ample storage throughout including a boarded loft with Velux window.

Externally, there is a paved driveway to the front leading to the attached garage providing off-street parking. To the rear, there is a beautiful lawned garden with patio area. A fantastic space to enjoy those long summer days.

We anticipate a high level of interest on this charming home. For more information or to book a viewing please call our Heaton team on 0191 270 1122.

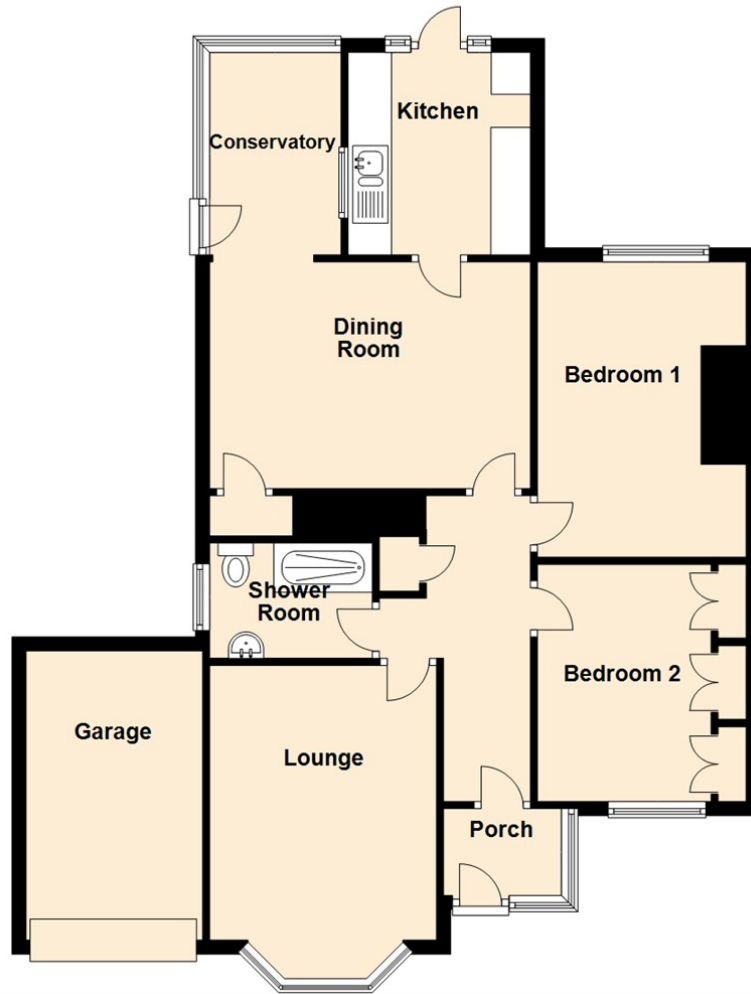
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.



### Ground Floor



### The difference between house and home

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Lounge 10'8" x 12'10" (3.27 x 3.93)

Kitchen 9'6" x 8'5" (2.90 x 2.58)

Conservatory 7'8" x 9'5" (2.35 x 2.88)

Dining Room 14'10" x 10'11" (4.54 x 3.34)

Bedroom One 9'8" x 13'9" (2.97 x 4.20)

Bedroom Two 9'8" x 11'5" (2.97 x 3.48)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



[www.janforsterestates.com](http://www.janforsterestates.com)

