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- Semi Detached Bungalow
- No Upper Chain
- Close To Amenities
- Council Tax Band \*A\*
- Call For More Information
- Two Bedrooms
- Garden and Yard
- Freehold
- Viewing Recommended
- Video Tour Available







\*\* Video Tour on Our YouTube Channel | <https://youtu.be/FOkZKxbRBfY>  
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This two-bedroom, double fronted, end of terrace bungalow is positioned in a charming location on Granville Avenue, Forest Hall. Offered for sale with the benefit of no upper chain.

This property enjoys a cul de sac location, surrounded by a wealth of local amenities, including highly regarded schools, a variety of shops, and supermarkets. There are also excellent leisure facilities close by, such as Killingworth Lakeside Centre and Rising Sun Country Park. For those seeking further convenience, excellent road connections make Newcastle city centre and the coastline easily accessible.

Internally the property briefly comprises: - entrance lobby and hallway, bright and airy lounge with bay window, dining room, kitchen with fitted wall and floor units and integrated oven and hob and a handy utility room with access to the rear. There are also two good sized bedrooms and a bathroom WC. Further benefits include gas central heating and double glazing.

Externally there is a charming lawned garden to the front and there is an easy to maintain yard to the rear.

Viewings are highly recommended. To arrange yours or for more information please call 0191 270 1122.

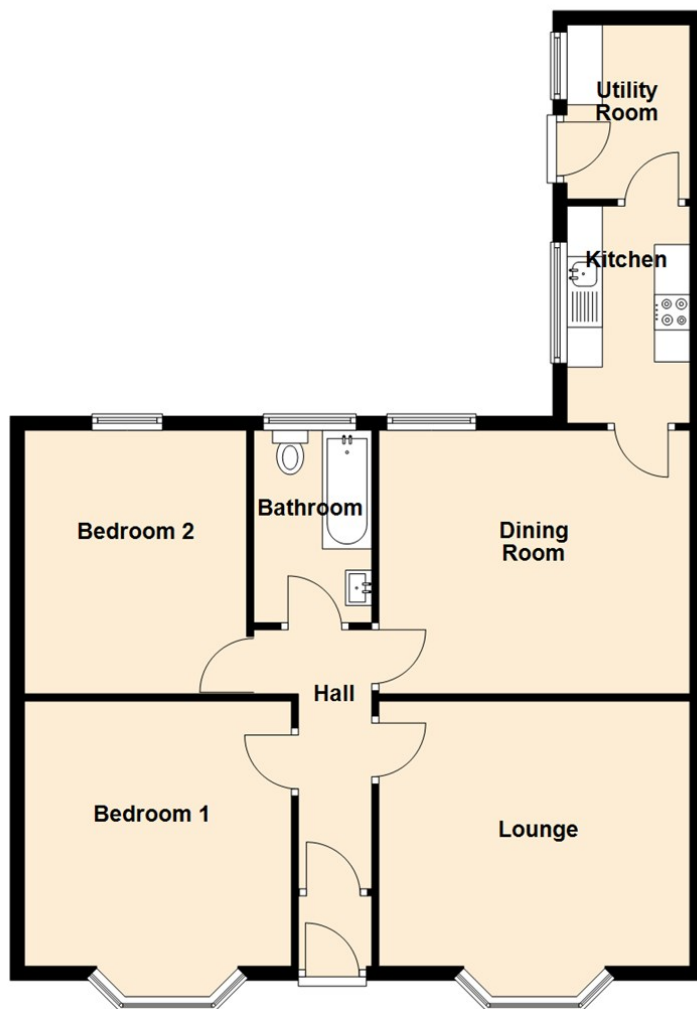
#### Tenure

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

Council Tax band \*A\*.



## Ground Floor



Lounge 14'6" x 12'3" (4.42 x 3.74)


Kitchen 10'0" x 5'6" (3.07 x 1.70)

Dining Room 14'6" x 12'2" (4.43 x 3.72)

Bedroom One 13'8" x 12'3" (4.17 x 3.74)

Bedroom Two 12'4" x 10'9" (3.76 x 3.30)

### Energy Efficiency Rating

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

## The difference between house and home

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