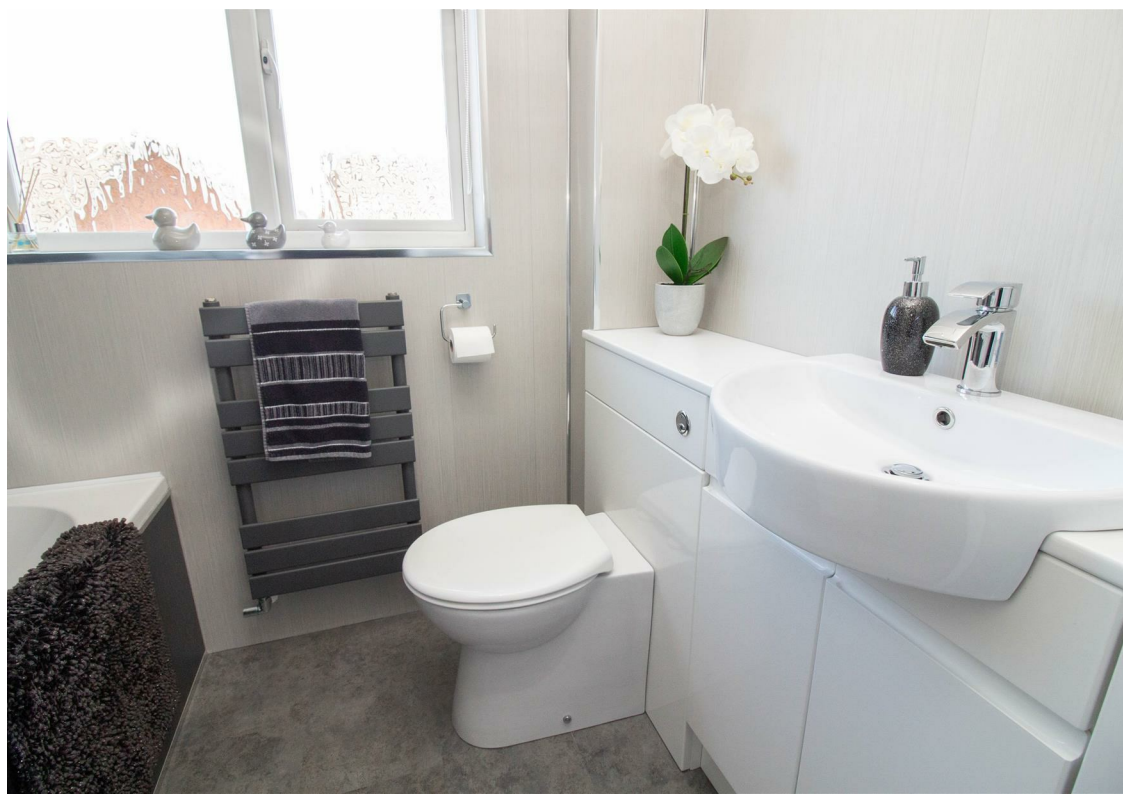






- **Four Bedrooms**
- **Very Well Presented**
- **Family Room**
- **Integral Garage**
- **Front & Rear Gardens**
- **Detached Home**
- **Extended Property**
- **Open Plan Living**
- **En-Suite Facility**
- **Great Transport Links**





\*\* Video Tour on our YouTube Channel | <https://youtu.be/50RkHITkDNg> \*\*

We offer for sale this well presented extended four bedroom detached property. Located within a desirable residential area, close to excellent transport links, both North and South, the property will appeal to a variety of buyers.

Briefly comprising:- hallway, lounge with feature fire, modern kitchen diner with integrated dishwasher, oven, hob, and microwave open plan to family room with Velux windows and patio doors to the rear garden. There is also a handy WC. To the first floor, there are four good-sized bedrooms; bedroom one with en-suite facility and fitted storage, and a three piece family bathroom WC. The property benefits from gas central heating and double glazing.

Externally there is a garden to the front with a driveway and integral garage; providing off-street parking, and a stunning garden to the rear with a patio and decking area.

Early viewings come highly recommended. To book yours or for more information please call our Low Fell team on 0191 487 0800.

#### Tenure

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

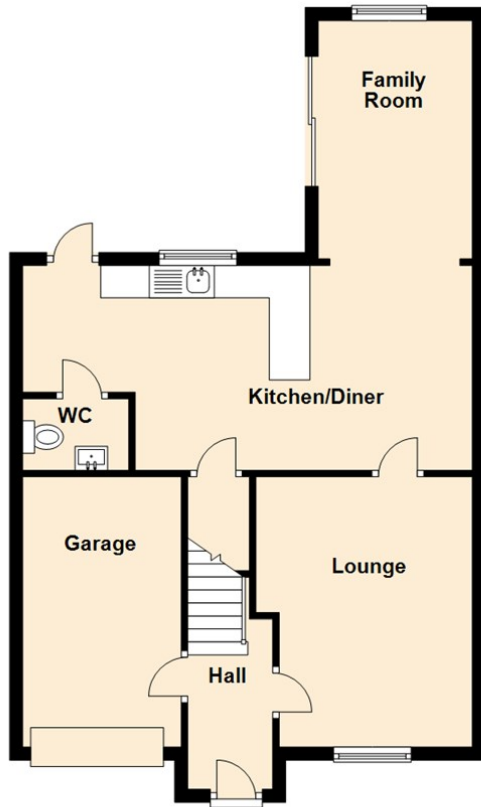
#### Covid-19 Viewing Guidelines

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.

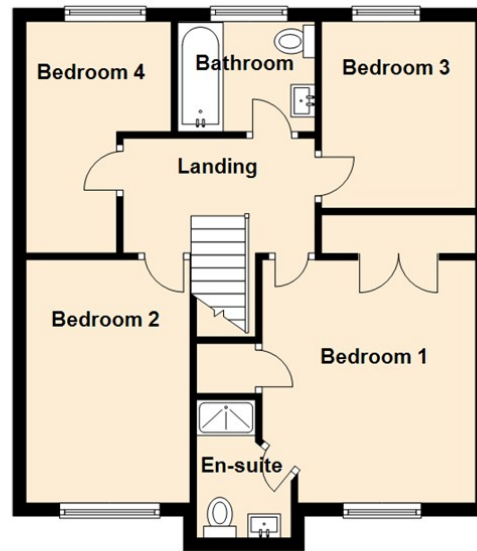
Council Tax band \*D\*



Ground Floor



First Floor



Lounge 13'8" x 10'7" (4.17 x 3.24)

Kitchen/Diner 9'5" x 22'7" (2.89 x 6.89)

Family Room 11'11" x 7'9" (3.64 x 2.37)

Bedroom One 14'0" x 10'10" (4.28 x 3.31)

Bedroom Two 12'3" x 8'2" (3.75 x 2.51)

Bedroom Three 7'6" x 9'4" (2.30 x 2.85)

Bedroom Four 11'1" x 7'6" (3.38 x 2.30)

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		
	75	86

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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



www.janforsterestates.com

