

-  3
-  1
-  1
- Popular Location
- Three Bedrooms
- Gas Central Heating
- Freehold Property
- Mid Terrace Home
- Rear Yard
- Double Glazing
- Viewing Recommended





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/nUW63tLfa6U> \*\*

We offer for sale this three bedroom mid terrace property which will appeal to a variety of buyers. Located within a popular residential area early viewings come highly recommend.

Briefly comprising to the ground floor:- lounge, spacious kitchen/diner with fitted wall and floor units, inner lobby and bathroom WC. To the first floor there are three bedrooms; two of which are doubles. The property benefits from gas central heating and double glazing. Externally there is a small garden to the front and a yard to the rear.

For more information and to book your viewing please call our Low Fell branch on 0191 487 0800.

#### Tenure

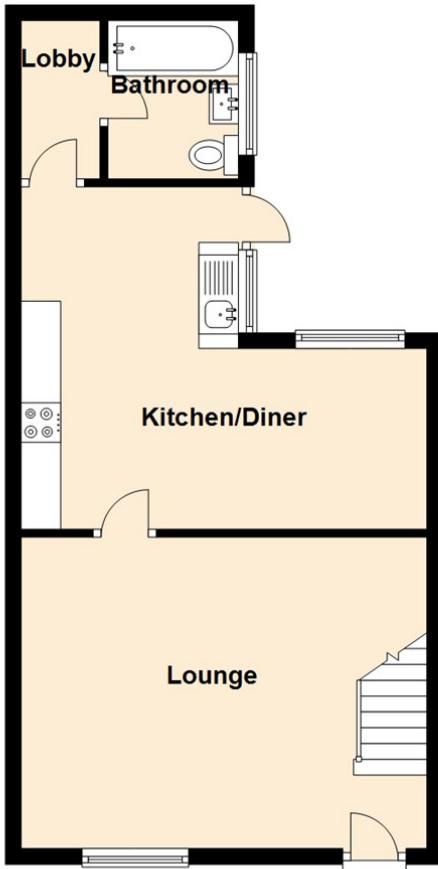
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

#### Covid-19 Viewing Guidelines

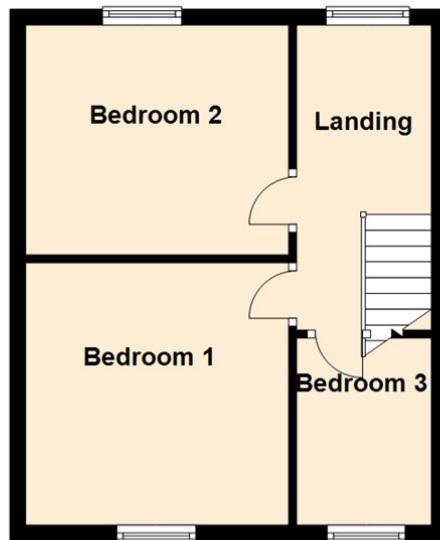
For the safety of our clients, ourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing 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.



## Ground Floor



## First Floor



Lounge 12'10" x 17'1" (3.93 x 5.22)

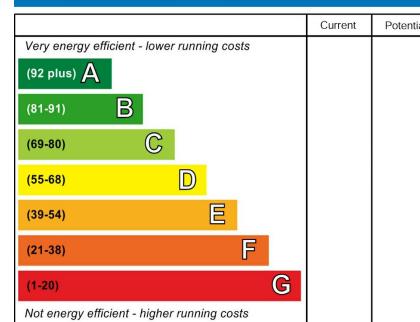
Kitchen Diner 9'6" x 16'2" (2.92 x 4.95)

Bedroom One 10'10" x 10'11" (3.31 x 3.33)

Bedroom Two 10'10" x 9'5" (3.31 x 2.88)

Bedroom Three 7'9" x 5'11" (2.38 x 1.82)

### Energy Efficiency Rating



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

