





- Semi Detached House
- Gardens
- Ample Storage
- Good Transport Links
- Video Tour Available
- Three Bedrooms
- Utility Room
- Sought After Location
- Close To Local Amenities
- **MUST BE VIEWED**





** Video Tour on our YouTube Channel | <https://youtu.be/ma8-z6Ms1bl> **

Jan Forster Estates are delighted to welcome to the market this well presented three bedroom semi detached house in Wallinfen, Leam Lane which will appeal to a variety of buyers.

The location benefits from a wealth of local amenities including well regarded schools, shops, supermarkets and leisure facilities with further amenities easily accessed via trunk road and regular public transport links in Gateshead and Newcastle city centre.

The property briefly comprises to the ground floor:- entrance hall, lounge with bay window, stylish kitchen with fitted wall and floor units. There is also a handy utility room. To the first floor, off the landing, there are three good sized bedrooms; bedroom one and two two with fitted wardrobes and bedroom one and three with a built-in storage cupboard. There is also a modern three piece family bathroom with shower over bath. The property further benefits from gas central heating, double glazing and ample storage.

Externally, there are well maintained gardens to both the front and rear with gated street access in the rear garden.

We anticipate an extremely high level of viewings on this beautiful home. For more information or to book a viewing please call our sales 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 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band *A*.



Lounge 12'9" x 17'2" (3.89 x 5.25)

Kitchen 10'9" x 12'7" (3.29 x 3.86)

Bedroom One 11'6" x 7'9" (3.53 x 2.37)

Bedroom Two 11'6" x 13'2" (3.51 x 4.02)

Bedroom Three 8'7" x 7'3" (2.64 x 2.23)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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www.janforsterestates.com

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

