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- Freehold Property
- Two Double Bedrooms
- Modernised Throughout
- Front & Rear Gardens
- Council Tax Band *C*
- Semi Detached Bungalow
- Village Location
- Spacious Accommodation
- Detached Garage
- Must be Viewed





**** Video Tour on our YouTube Channel |
https://youtu.be/EBXhMe_88nl ****

This well presented two bedroom semi detached bungalow located within the heart of Springwell Village must be viewed. Close to all local amenities and good transport links the property will appeal to a variety of buyers.

Briefly comprising:- entrance porch, hallway, bright and airy lounge, two double bedrooms; the second bedroom with fitted wardrobes, modern bathroom WC with a shower over the bath, and a spacious kitchen/diner with fitted wall and floor units and integrated oven and hob. The property benefits from gas central heating and double glazing.

Externally there is a very well maintained garden to the front and a paved garden to the rear with access to the detached garage.

Early viewings come highly recommended. Please call our Low Fell team on 0191 487 0800 for more information.

Tenure

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

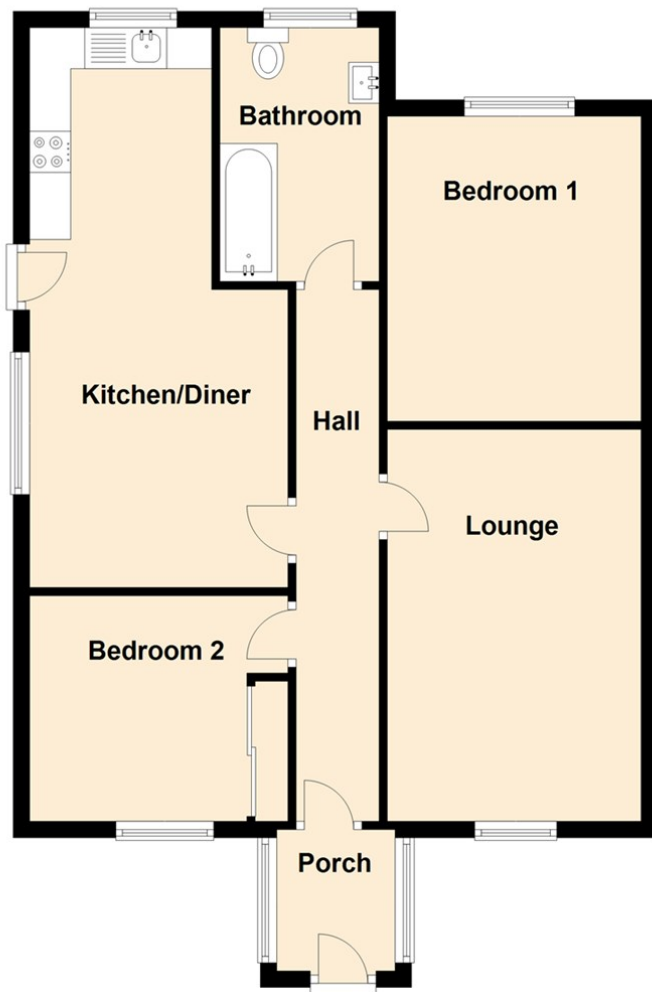
Covid-19 Viewing Guidelines

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 *C*



Ground Floor



The difference between house and home

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Lounge 10'0" x 15'1" (3.07 x 4.61)

Kitchen 7'1" x 10'3" (2.16 x 3.14)

Dining Area 9'4" x 12'2" (2.87 x 3.71)

Bedroom One 10'0" x 12'2" (3.07 x 3.71)

Bedroom Two 9'2" x 9'1" (2.81 x 2.77)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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



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