





- Four Bedrooms
- Beautifully Decorated
- No Upper Chain
- Off Street Parking
- Downstairs WC
- Semi Detached
- Under Floor Heating
- Spacious Living
- Popular Location
- Viewing Recommended





**** Video Tour on our YouTube Channel |
<https://youtu.be/HX2csddr9wk> ****

The fabulous WESTWARD HOUSE is offered for sale with the benefit no upper chain.

This stunning and spacious four bedroom semi detached property is located within the heart of Low Fell and must be viewed. Close to a wide range of local amenities and transport links, the property will appeal to a variety of buyers.

Briefly comprising to the ground floor; entrance porch, welcoming and spacious hallway, opulent bright and airy lounge with feature fire and bay window, family room with underfloor heating, feature fire and bay window, modern kitchen-diner with fitted units, under floor heating, French doors to the rear garden and downstairs WC. To the first floor there are four bedrooms; three of which are doubles, and there is a fabulous tiled family bathroom with spa bath and walk in shower. The property benefits from gas central heating and double glazing. Externally there are beautiful and well stocked gardens to the front with a split level patio area, along with a charming garden to the rear with raised planters and stairs to the car parking which is accessed via an electric roller shutter door. The property further benefits from gas central heating and double glazing.

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

Tenure

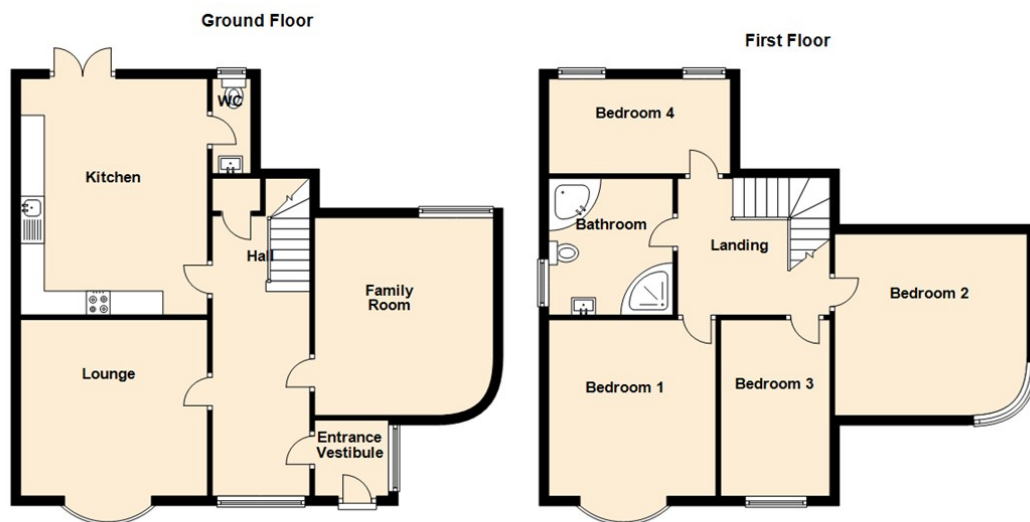
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

COVID-19 Guidelines

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

Council Tax band *D*





The difference between house and home

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Lounge 12'10" x 12'2" (3.93 x 3.73)

Family Room 12'3" x 13'5" (3.75 x 4.11)

Kitchen Diner 11'6" x 17'5" (3.52 x 5.31)

Bedroom One 12'2" x 11'6" (3.71 x 3.52)

Bedroom One 12'2" x 11'6" (3.71 x 3.52)

Bedroom Two 12'4" x 13'5" (3.77 x 4.10)

Bedroom Three 12'1" x 7'4" (3.69 x 2.26)

Bedroom Four 12'11" x 6'6" (3.95 x 2.00)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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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