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- Terraced Property
- Loft Room
- Open Plan Living
- Freehold Interest
- Close to Saltwell Park
- Three Bedrooms
- Bright & Airy
- Detached Garage
- Popular Location
- Must be Viewed







**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/mP4avL0sbxY> \*\***

We offer for sale this charming three bedroom period property. Located within a desirable residential area close to Saltwell Park, the property will appeal to a variety of buyers.

Internally the property briefly comprises to the ground floor:- entrance hallway, and a fantastic open plan lounge dining room/kitchen with bay windows to the front and rear, fitted units, and an integrated oven and hob. To the first floor, there are three good-sized bedrooms and a modern tiled family bathroom with a shower over the bath. From the first floor, there are a further set of stairs leading to a loft room with Velux windows and storage to the front and the rear. The property benefits from gas central heating and part double glazing. Externally there is a garden to the front along with a yard to the rear and a detached garage.

Early viewings come highly recommended. For more information and to book a viewing please call 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 \*B\*.





## The difference between house and home

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Lounge 11'8" x 12'3" (3.58 x 3.75)

Dining Area 16'11" x 14'1" (5.16 x 4.30)

Kitchen 6'10" x 15'1" (2.10 x 4.61)

Bedroom One 10'2" x 13'5" (3.12 x 4.10)

Bedroom Two 10'2" x 12'4" (3.12 x 3.76)

Bedroom Three 7'5" x 7'2" (2.27 x 2.19)

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>		<b>75</b>
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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