







4



2



2

- Popular Location
- Four Bedrooms
- Close To Amenities
- Council Tax band \*C\*
- Call For More Information
- Detached Family Home
- Two Bathrooms
- Driveway and Garage
- Viewing Recommended
- No Upper Chain





Jan Forster Estates are delighted to welcome to the market this four-bedroom detached family home in a highly sought after area in, Gateshead. The property will appeal to a variety of buyers and is close to many local amenities, good transport links and well-regarded schools. Offered for sale with the benefit of no onward chain.

The property is well presented throughout and briefly comprises: - entrance lobby, lounge with box bay window, dining room with French doors to the rear garden, kitchen with fitted wall and floor units, utility room and ground floor WC. To the first floor, there are four good-sized bedrooms, the main with an en suite and there is also a three-piece family bathroom WC.

Externally, there is a paved driveway to the front leading to the integral garage and to the rear there is a lovely garden with patio and lawned, an ideal space for entertaining during those long summer nights.

This really is a property that must be seen to appreciate the accommodation on offer. For more information and to book your viewing, please contact our Gateshead sales team on 0191 487 0800.

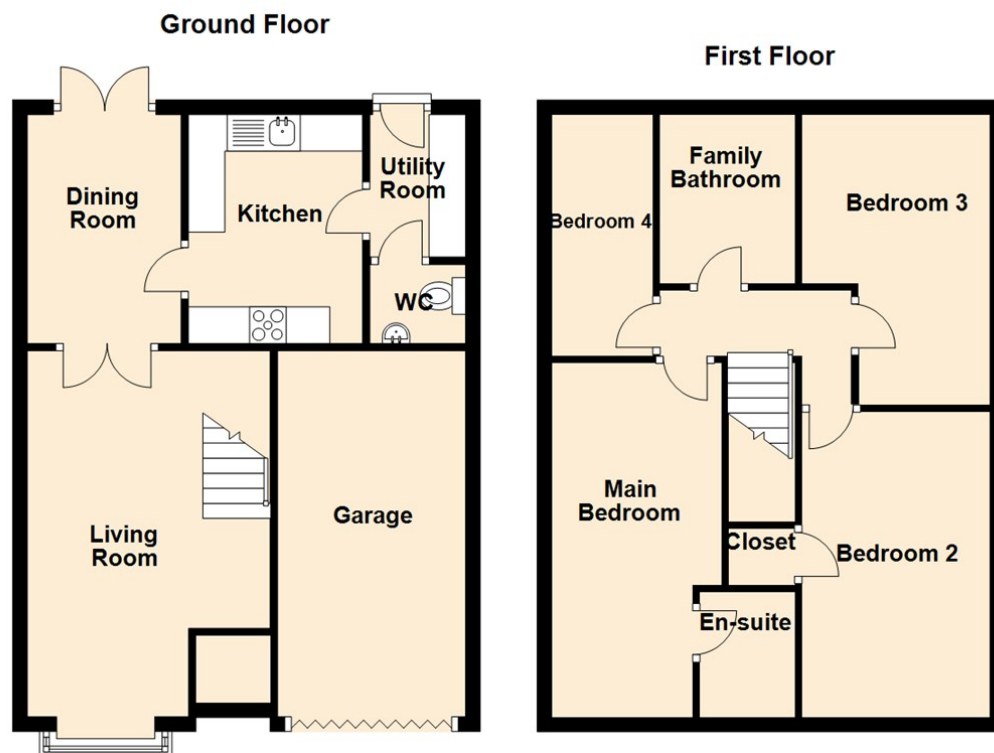
#### Tenure

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

Council Tax band \*C\*







Living Room 16'4" x 10'10" (5.00 x 3.32)

Kitchen 10'3" x 7'9" (3.13 x 2.38)

Dining Room 10'3" x 6'10" (3.13 x 2.10)

Utility Room 6'4" x 4'3" (1.95 x 1.31)

Main Bedroom 15'10" x 7'7" (4.83 x 2.32)

Bedroom Two 13'7" x 8'5" (4.16 x 2.57)

Bedroom Three 12'11" x 8'5" (3.96 x 2.57)

Bedroom Four 10'9" x 4'6" (3.30 x 1.38)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

## The difference between house and home

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