



 Jan Forster

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Chapel Court | Seaton Burn | Newcastle Upon Tyne | NE13 6DP

Price £125,000





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- Mid Terraced Home
- Ideal First Time Buy
- Rear Yard and Parking
- Freehold
- Call for More Information
- Two Bedrooms
- No Onward Chain
- Close To Amenities
- Viewing Recommended







This delightful, mid-terrace home is attractively positioned within the popular Chapel Court, Seaton Burn, and offers stylish accommodation ideally suited to a wide range of buyers. The property is offered for sale with the added benefit of no onward chain.

Seaton Burn remains a popular and well-connected village location, offering a good selection of local shops, amenities and schools. Excellent transport links are close at hand, with easy access to the A1 providing straightforward commuting to Gosforth, Newcastle city centre and surrounding areas. Additional shopping, leisure and transport facilities are also readily available nearby.

The internal accommodation briefly comprises an entrance porch which leads into a welcoming lounge featuring an open-plan staircase, creating a bright and contemporary feel. To the rear is a spacious dining kitchen, fitted with a range of modern units and providing direct access to the rear yard. To the first floor, there are two bedrooms, both well presented, along with a modern family bathroom WC fitted with a white suite and an overhead shower. Further benefits include gas central heating and double glazing.

Externally, the property benefits from a private rear yard which also offers the convenience of off-road parking.

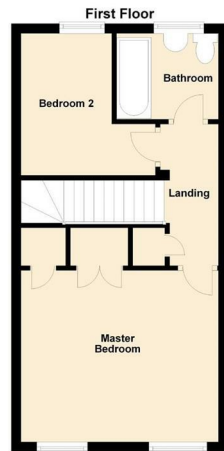
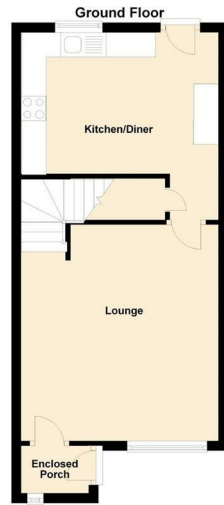
We anticipate strong interest in this beautifully presented home, and early viewing is highly recommended to fully appreciate the accommodation on offer. For further information or to arrange a viewing, please contact our team on 0191 236 2070.

#### Tenure

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

Council Tax band: A.






Lounge 14'3" x 13'1" (4.35 x 3.99)

Dining Kitchen 13'1" x 12'1" (3.99 x 3.69)

Bedroom One 13'1" x 11'6" (3.99 x 3.53)

Bedroom Two 9'1" x 8'10" (2.77 x 2.71)

| 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>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## The difference between house and home

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Contact Us: 0191 236 2070

