



 Jan Forster

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Brackenside | Newcastle Upon Tyne | NE3 5QA  
Price £575,000





 Jan Forster



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- Semi-Detached House
- Well-Presented
- Front, Side & Rear Gardes
- Sought-After Area
- Transport Links
- Corner Plot
- Five Bedrooms
- Driveway + Garage
- Local Facilities
- Council Tax Band: E



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Jan Forster Estates are delighted to welcome to the sale market this substantial, semi-detached house, positioned on a corner plot on the highly sought-after Brackenside in Melton Park.

The area offers an excellent range of local amenities, including highly regarded schools, convenience shops, a post office, a pharmacy, and leisure facilities. Nature enthusiasts can also enjoy the nearby Gosforth Nature Reserve, which provides picturesque walking trails and opportunities to explore the countryside. Further amenities and attractions can be found in Gosforth and Newcastle, both easily accessible via regular public transport links and the A1 motorway.

The accommodation briefly comprises: an entrance lobby, hallway, three generous reception rooms, a well-appointed kitchen, five well-proportioned bedrooms, and two family bathrooms with WCs.

Externally, the property boasts charming gardens to the front, side and rear with lawn and patio areas, creating the perfect space for outdoor entertainment and alfresco dining during the long summer days. There is also an attached double garage, which has been converted into a single one, with the rest of the space utilised as a family room, as well as a double driveway providing off-street parking.

For more information and to book a viewing, please call our sales team on 0191 236 1079.

#### Tenure

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

Council Tax Band: E

## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

