



 **Jan Forster**

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Reedham Court | Meadow Rise | Newcastle Upon Tyne | NE5 4SZ
Offers Over £205,000



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- Popular Location
- Semi Detached
- Attached Garage
- Close To Amenities
- Viewing Recommended
- Three Bedrooms
- Ideal Family Home
- Off Street Parking
- Freehold
- Call For More Information





Set in a popular and well-established residential area, this well-presented and spacious three-bedroom semi-detached home offers an excellent blend of modern living and everyday convenience.

Meadow Rise is a quiet and popular residential area, well regarded for its family-friendly feel. The neighbourhood offers a pleasant balance of peaceful living with excellent accessibility, making it attractive to a wide range of buyers. Local amenities are close at hand, including Kingston Park Retail Park, supermarkets and everyday services, while well-regarded schools are easily accessible. Transport connections are a real highlight, with nearby Metro stations and quick access to the A1 providing straightforward links into Newcastle city centre and surrounding areas.

The accommodation opens with a welcoming entrance hallway leading through to a bright and comfortable lounge, which features double doors opening into the impressive kitchen. The kitchen dining room is fitted with stylish modern units and a central island, creating a fantastic space for both everyday living and entertaining, with French doors providing direct access to the rear garden. There is also convenient internal access to the garage. To the first floor, the property offers three well-proportioned bedrooms along with a contemporary family bathroom with WC. The home is further enhanced by gas central heating and double glazing throughout.



Externally, the property benefits from a front garden and a paved driveway providing off-street parking and leading to the attached garage. To the rear, there is a well-maintained garden featuring a decked area, patio and lawn, offering an ideal outdoor space for relaxing.

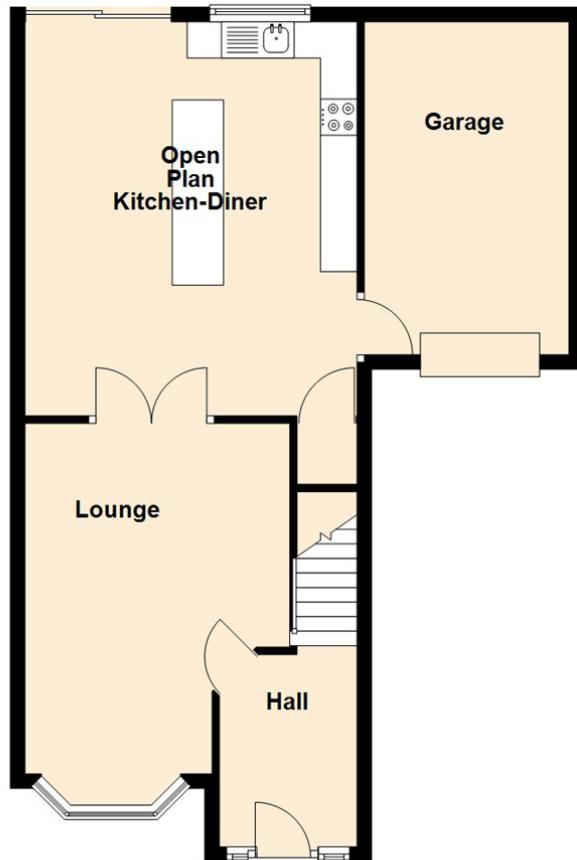
Early viewing is strongly advised. For more information and to book a viewing please call our team on 0191 236 2070.

Tenure

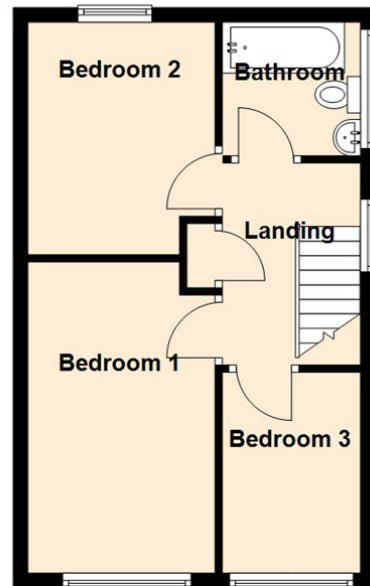
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: B

Ground Floor



First Floor



Lounge 15'5" x 11'10" (4.71 x 3.63)

Kitchen Dining Room 14'11" x 17'10" (4.56 x 5.45)

Bedroom One 8'8" x 14'0" (2.66 x 4.29)

Bedroom Two 10'5" x 8'8" (3.20 x 2.66)

Bedroom Three 9'0" x 5'11" (2.75 x 1.82)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(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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