







3



1



2

- Semi-Detached House
- Available Now
- Three Bedrooms
- Allocated Parking
- Transport Links
- Well-Presented
- Offered Unfurnished
- Ensuite Facility
- Local Facilities
- Council Tax Band: B







### THREE BEDROOM END TERRACE HOUSE.

Jan Forster Estates welcome to the lettings market this well-presented semi-detached house, positioned in a popular area in Longbenton. The property is offered on an unfurnished basis and is available now, on an initial 12-month tenancy.

This home boasts an enviable location, just a short distance from the excellent range of shops on Longbenton Boulevard and the nearby Four Lane Ends. Outstanding transport links provide easy access to the city centre, with the metro station only a brief walk away, offering exceptional convenience for daily commuting and leisure travel alike.

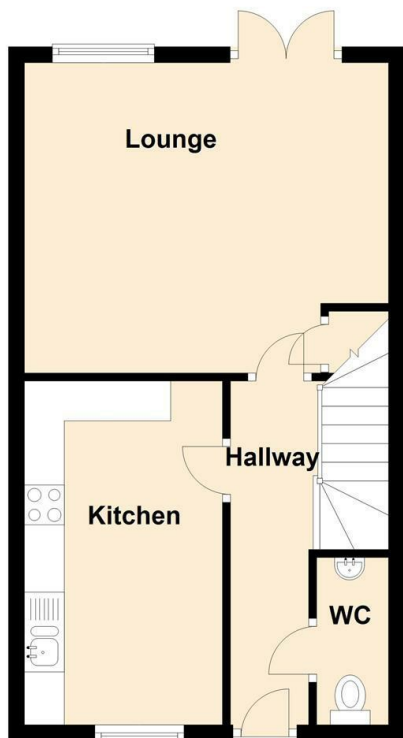
The accommodation briefly comprises to the ground floor: an inviting entrance hallway with a convenient WC and useful understairs storage, a well-appointed kitchen fitted with a range of wall and base units along with an integrated oven and hob, and a bright, airy lounge-diner featuring French doors that open onto the rear garden. Off the landing to the first floor, you can find three bedrooms- two of which are doubles, with the main bedroom enjoying the added luxury of an ensuite shower room and a Juliet balcony. There is also a three-piece family bathroom WC that completes the layout. Externally, the property benefits from a low-maintenance front lawn and an enclosed rear garden, providing an ideal space for relaxation or outdoor entertaining.

This home must be viewed to appreciate the accommodation on offer. To book yours or for more information, please call our rental team on 0191 236 2070.

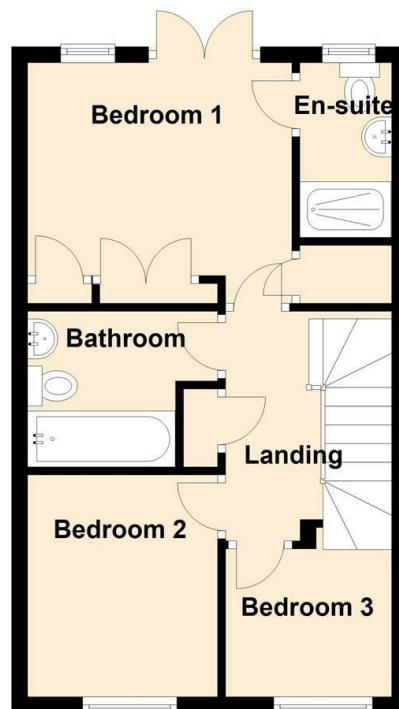
Council Tax Band: B



Ground Floor



First Floor




## The difference between house and home

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| Energy Efficiency Rating                    |         |           |   |
|---|---------|-----------|---|
|   | Current | Potential |   |
| Very energy efficient - lower running costs |         |           |   |
| (92 plus) A                                 |         | 90        |   |
| (81-91) B                                   |         |           |   |
| (69-80) C                                   | 76      |           |   |
| (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  |

Contact Us: 0191 236 2070

