



 Jan Forster

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Chantry Drive | Wideopen | Newcastle Upon Tyne | NE13 6AE

Price £265,000





 Jan Forster



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- Ideal Family Home
- Three Bedrooms
- Front and Rear Gardens
- Ample Storage Space
- Early Viewing Advised
- Great Location
- Conservatory
- Off Street Parking
- Freehold
- Call For More Information



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This stunning, three-bedroom semi-detached property located within the desirable Chantry Drive, in Wideopen and will appeal to the growing family.

The location benefits from an excellent range of nearby amenities, including shops, a post office, parks and well-regarded schools. Additional services and leisure options can be found in Gosforth and Newcastle, both of which are easily accessed via reliable bus and road connections. The property is also perfectly placed near Big Waters Nature Reserve and Weetslade Country Park, offering scenic walks and outdoor recreation.

Internally the property briefly comprises to the ground floor:- entrance hallway, bright and airy lounge with a bay window, modern kitchen dining room with built-in appliances and French doors to the rear, conservatory with French doors to the rear garden, and there is also access to the former garage which is currently being used as storage space. To the first floor there are three good-sized bedrooms and a modern family bathroom WC with three-piece suite, and shower over the L-shaped bath. The property further benefits from gas central heating and double glazing.

Externally there is a garden to the front alongside a block paved driveway, providing off street parking, leading to storage space with garage door access. There is also a charming split-level garden to the rear with a patio, lawn and planted borders.

Early viewings come highly recommended. For more information, please call our Gosforth sales team on 0191 236 2070.

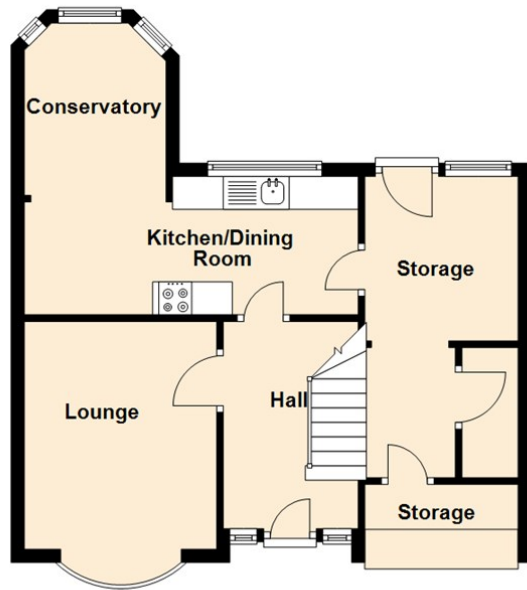
#### Tenure

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

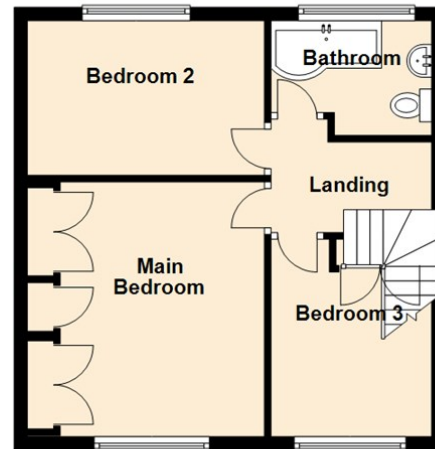
Council Tax band: C



Ground Floor



First Floor



Lounge 12'7" x 13'0" (3.86 x 3.98)

Kitchen Dining Room 19'9" x 8'0" (6.04 x 2.46)

Conservatory 10'5" x 10'8" (3.20 x 3.26)

Bedroom One 12'8" x 9'10" (3.87 x 3.02)

Bedroom Two 8'9" x 12'1" (2.67 x 3.70)

Bedroom Three 7'11" x 7'1" (2.42 x 2.17)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

Contact Us: 0191 236 2070

