



 **Jan Forster**

 **Jan Forster**

Canterbury Way | Wideopen | Newcastle Upon Tyne | NE13 6JH  
Price £235,000



- Extended Bungalow
- Semi Detached
- Multi Vehicle Drive
- Leasehold
- Viewing Recommended
- No Onward Chain
- Two Double Bedrooms
- Garage
- Close To Amenities
- Call For More Information





Jan Forster Estates are delighted to welcome to the market this charming, two-bedroom semi-detached bungalow, positioned on the popular Canterbury Way in Wideopen.

Offered for sale with the benefit of no onward chain, the property is well suited to a wide variety of buyers, including downsizers seeking single-level living and first-time buyers looking for a well-connected and manageable property.

Located in the heart of Woodlands Park, this home enjoys excellent access to a wide range of local amenities including shops, schools, and parks. Further conveniences are easily reached in Gosforth and Newcastle city centre via regular bus services and the A1 Motorway. Nature enthusiasts will also appreciate being close to Big Waters Nature Reserve and Weetslade Country Park, perfect for leisurely walks and enjoying the outdoors.

The bungalow briefly comprises: entrance hallway, bright and airy lounge with a bay window, extended kitchen-dining room with fitted wall and floor units, integrated oven and hob and French doors leading out to the rear garden. There is a three-piece shower room with storage under the vanity unit, a double bedroom with fitted wardrobes, and a second bedroom. Further benefits include gas central heating and double glazing.

Externally, the property boasts an easy to maintain garden and driveway to the front, providing off-street parking for multiple vehicles, leading to a garage. To the rear, there is a delightful garden featuring a patio area and lawn - an ideal space for relaxing or entertaining.

We anticipate a high level of interest in this lovely property. For more information and to book a viewing please call our Gosforth office on 0191 236 2070.

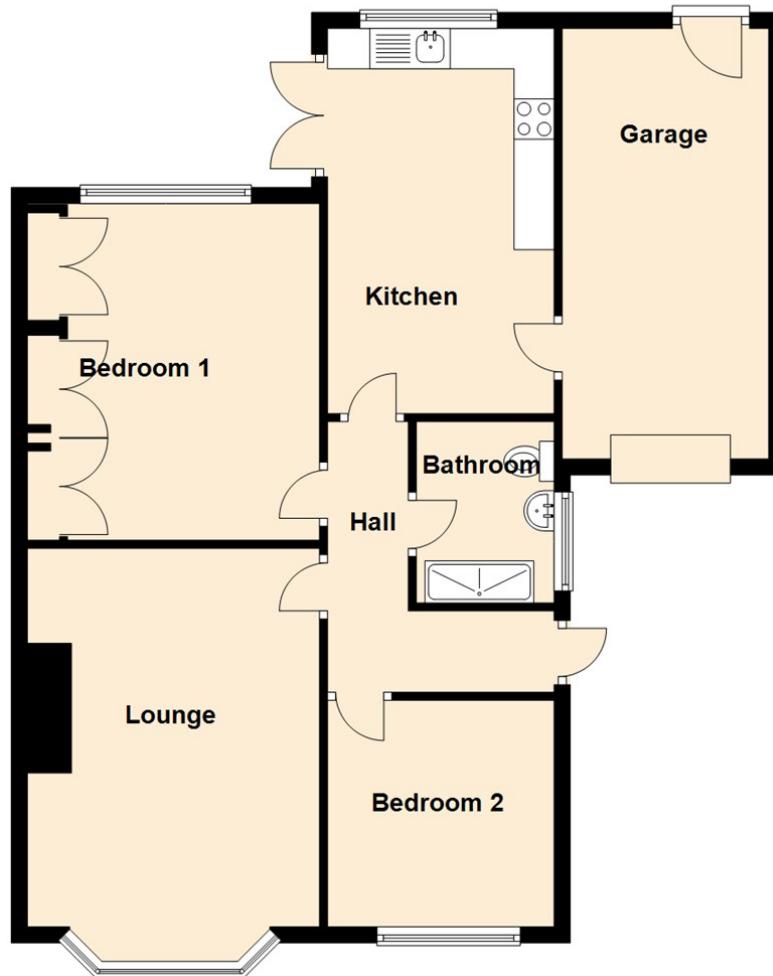
#### Tenure

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

Council Tax band: B



### Ground Floor



Lounge 14'10" x 12'0" (4.54 x 3.66)

Kitchen 9'8" x 18'0" (2.96 x 5.49)

Bedroom One 10'0" x 12'11" (3.05 x 3.96)

Bedroom Two 9'1" x 9'10" (2.79 x 3.01)

### Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 70      |                         |
| (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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



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

Contact Us: 0191 236 2070

