





- For Sale by Modern Auction • T & C's Apply
- Subject to Reserve Price • Buyers Fees Apply
- Two Bathrooms • Close To Amenities
- Leasehold • Council Tax Band *D*
- Viewing Recommended • Call For More Information





For sale by Modern Method of Auction: Starting Bid Price £290,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Jan Forster Estates are delighted to welcome to the market this extended three-bedroom, semi detached bungalow, positioned on a corner plot on the highly sought-after The Fairway in Brunton Park, Gosforth. The property is offered for sale with the benefit of no upper chain.

The Fairway offers a truly enviable lifestyle and the close proximity to the golf course enhances the area's appeal, providing a peaceful and scenic environment while still being within easy reach of all the amenities and services that Gosforth has to offer. These include well-regarded schools, shops, post office, pharmacy, and leisure facilities. Further amenities are available in Newcastle via quick and easy road and public transport links.

The bungalow briefly comprises: - welcoming entrance hall, bright and airy lounge with a bay window and a beautiful kitchen dining room with a large sliding door to the generous sunny conservatory which offers French doors access out to the garden. The generous utility room features a sink, bench top space, washing machine and space for a dryer. There are three good sized bedrooms, the main with an en suite and built-in wardrobes and there is also a bathroom WC. Further benefits include gas central heating and double glazing.

Externally there is well-stocked garden to the front along with a driveway providing off-street parking for multiple vehicles. To the rear there is a stunning, landscaped garden backing onto the Bohemian Sports Ground with a patio area, lawn and planted borders; ideal for relaxing or entertaining during those warm summer nights.

This property offers huge potential and will be extremely popular. For more information and to book a viewing please call our Gosforth team on 0191 236 2070.

Council Tax Band *D*



Lounge 17'0" x 11'11" (5.2 x 3.64)

Kitchen Area 13'9" x 10'2" (4.21 x 3.12)

Dining Area 10'4" x 10'3" (3.16 x 3.13)

Conservatory 12'5" x 10'5" (3.8 x 3.19)

Bedroom One 14'3" x 9'10" (4.36 x 3.00)

Bedroom Two 10'10" x 9'1" (3.32 x 2.78)

Sitting Room/Bedroom Three 8'4" x 7'6" (2.55 x 2.29)

Utility 10'4" x 9'1" (3.15 x 2.77)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(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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www.janforsterestates.com

**Gosforth
High Heaton
Tynemouth**

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

