



 Jan Forster

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Station Road | Camperdown | Newcastle Upon Tyne | NE12 5XA

Offers Over £155,000





 Jan Forster



- Popular Location
- Ideal Family Home
- Gardens to Three Sides
- Close To Amenities
- Viewing A Must
- Semi Detached
- Three Bedrooms
- Utility Area
- Freehold
- Call For more Information



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Jan Forster Estates are delighted to welcome to the sale market this charming and well-presented three-bedroom semi-detached home, offering generous and versatile family accommodation.

Positioned within Camperdown, the property enjoys excellent access to a wide range of local amenities, including shops, schools, and leisure facilities. Weetslade Country Park is nearby, offering beautiful green space and walking routes, while excellent transport links provide easy access to Newcastle city centre, the coast, and surrounding areas. The area is particularly popular with families due to its strong community feel and convenient location.

The property briefly comprises, to the ground floor, a welcoming entrance leading into a stylish kitchen fitted with a range of wall and floor units and complete with an integrated oven and hob, plus a utility area. There is a separate dining room, ideal for family meals or entertaining, and a spacious lounge with a feature fireplace and French doors to the rear garden, allowing for an abundance of natural light. To the first floor, the property offers three well-proportioned bedrooms along with a modern family bathroom, fitted with a WC, wash basin and an overhead shower. Additional benefits include gas central heating, double glazing throughout.

Externally, the property continues to impress. To the front there is a generous garden with a lawned area a decorative pebbled section and outhouse storage. A paved side garden offers additional outdoor space, while to the rear there is a private garden featuring a decked seating area, paved section, and a good-sized lawn, perfect for relaxing, entertaining or family use.

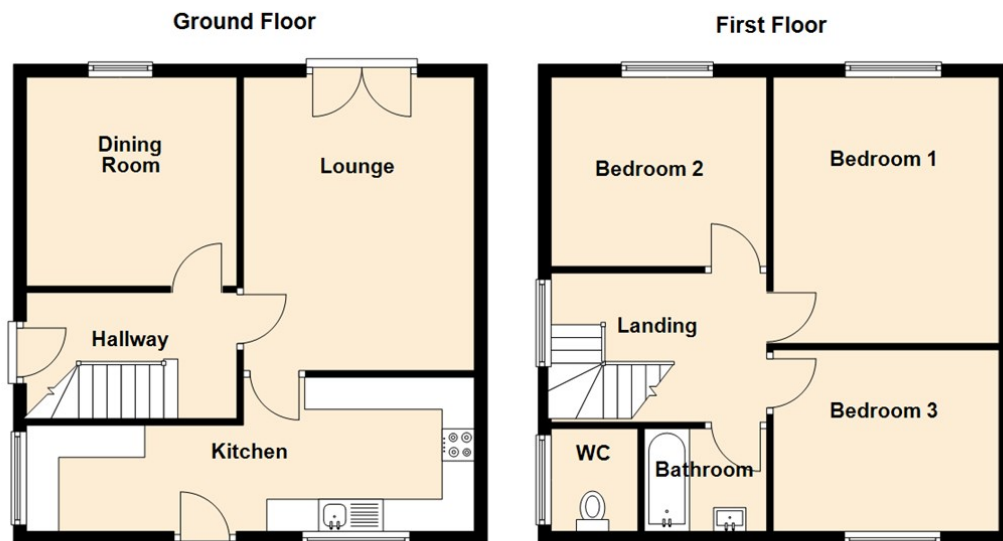
We anticipate a high level of interest. Early viewing is highly recommended and can be arranged by contacting our sales team on 0191 236 2070.

#### Tenure

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

Council Tax Band: A





Lounge 14'11" x 11'8" (4.55 x 3.57)

Dining Room 10'10" x 10'6" (3.31 x 3.22)

Kitchen 7'8" x 23'1" (2.35 x 7.05)

Bedroom One 12'0" x 14'1" (3.66 x 4.31)

Bedroom Two 10'9" x 11'0" (3.29 x 3.36)

Bedroom Three 11'11" x 8'11" (3.65 x 2.73)

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

## The difference between house and home

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**Contact Us: 0191 236 2070**

