







4



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- Popular Location
- Four Bedrooms
- Garage & Basement
- Close To Saltwell Park
- Viewing Recommended
- Four Storey Home
- Three Bathrooms
- Spacious Living
- Council Tax Band \*C\*
- Call For More Information







\*\* Video Tour on our YouTube Channel | <https://youtu.be/B35rbJHYpfA>  
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Jan Forster Estates are delighted to present this four-bedroom, four storey, mid-terrace property. Located within desirable residential area, overlooking Saltwell Park and close to a wide range of amenities and excellent transport links, the property will make an ideal purchase for the growing family.

Internally the property briefly comprises to the ground floor, entrance vestibule, spacious hallway, spacious lounge with feature bay window, dining room and breakfast kitchen with wall and floor units and access to the rear. To the first floor there are two double bedrooms, the main with an en suite, and there is a bathroom, separate WC and storage cupboard and an additional WC.

To the second floor there are a further two double bedrooms, one with an en suite and storage in the eaves. The property further benefits from gas central heating and double glazing.

Externally there is a block paved garden to the front, a yard to the rear with roller shutter door and access to a garage and generous basement area.

Early viewings are highly recommended. For more information, please call our 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\*.



Lounge 14'1" x 14'2" (4.30 x 4.34)

Dining Room 12'5" x 14'4" (3.80 x 4.38)


Kitchen Dining Room 20'1" x 9'8" (6.14 x 2.96 )

Bedroom One 19'3" x 14'2" (5.89 x 4.33)

Bedroom Two 12'5" x 14'4" (3.79 x 4.37)

Bedroom Three 11'0" x 12'1" (3.37 x 3.70)

Bedroom Four 9'9" x 14'10" (2.98 x 4.54)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>58</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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