



 Jan Forster

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Park View | Wideopen | Newcastle Upon Tyne | NE13 6LH

Price £195,000





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- Beautifully Presented Terrace
- Two Reception Rooms
- Garage
- Rear Yard
- Viewing A Must
- Period Features
- Two Bedrooms
- Front Garden
- Freehold
- Call For More Details



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This beautifully presented two-bedroom period terrace is ideally located on the ever-popular Park View in Wideopen and is rich in character and charm, offering a superb blend of original features and contemporary finishes throughout. An ideal purchase for first-time buyers, couples or small families, the property delivers both style and practicality in equal measure.

The home enjoys a convenient position with easy access to a wide range of local amenities, including shops, schools, a post office and leisure facilities. Further amenities are readily accessible via regular public transport links to Gosforth and Newcastle, while the nearby Big Waters Nature Reserve provides excellent outdoor and recreational opportunities.

The well-proportioned accommodation briefly comprises an entrance lobby leading into a welcoming hallway, a bright and spacious lounge featuring a bay window, and a dining room with French doors opening to the rear. The stylish kitchen offers modern fittings along with additional access to the outside. To the first floor are two generous double bedrooms and a contemporary family bathroom with WC. Additional benefits include gas central heating, double glazing, and a boarded loft with Velux windows, offering excellent storage and potential for further use.

Externally, the property boasts an easy-to-maintain front garden and a charming rear yard with raised planters and external storage, an ideal space ideal for outdoor relaxation.

This is a home that truly must be viewed to fully appreciate the high standard of accommodation on offer. To arrange a viewing, please contact our Gosforth office on 0191 236 2070.

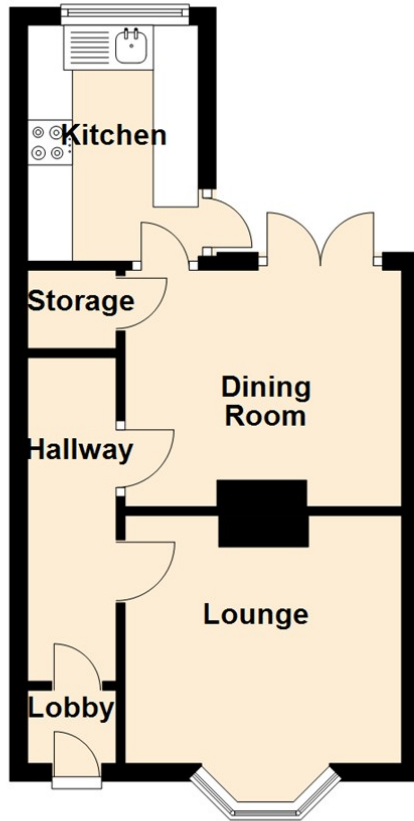
#### Tenure:

The agent understands the property to be Freehold; however, this should be confirmed by a licensed legal representative.

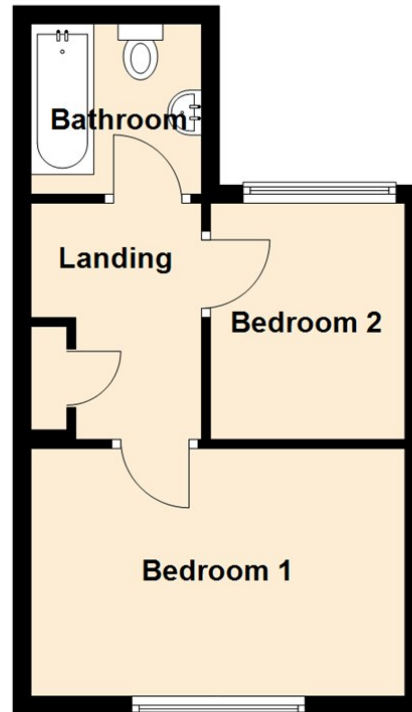
Council Tax Band: B



## Ground Floor



## First Floor



Lounge 12'1" x 12'2" (3.69 x 3.72)

Dining Room 13'10" x 12'4" (4.23 x 3.76)

Kitchen 7'6" x 9'8" (2.31 x 2.97)

Bedroom One 12'3" x 15'7" (3.75 x 4.77)

Bedroom Two 14'0" x 8'1" (4.27 x 2.47)

## 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		
(69-80) C		76
(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	

Contact Us: 0191 236 2070

