





5



5



3

- Sought After Location
- Five Bedrooms
- Three Bathrooms
- Council Tax Band *F*
- Viewing Recommended
- Three Storey Home
- Five Reception Rooms
- Ground Floor WC
- Garage & Parking for Three Cars
- Call for More Information





Jan Forster Estates are pleased to present to the market this immaculately presented, spacious town house, located on the sought after Featherstone Grove, in Gosforth's Great Park.

An ideal family home, positioned in a great location, with ease of access to schools, local amenities, and the A1 motorway. There is also a play park within walking distance.

The property is spread over three floors and briefly comprises to the ground floor: - entrance lobby, hallway with w.c, family room, study, breakfast room dining room with French doors to the rear and kitchen with fitted units and an integrated oven and hob. To the first floor is the generous lounge which spans the width of the property and features a bay window, along with two double bedrooms, one with an en suite shower room. To the second floor, there are a further three bedrooms; the main featuring a bay window and an en suite bathroom with twin sinks, and there is also the modern family bathroom/w.c. with four-piece suite.

Externally, there is a low maintenance town garden to the front and to the rear there is a good-sized South-facing garden with an artificial lawn along with an attached garage and driveway. There is also a driveway to the side of the property.

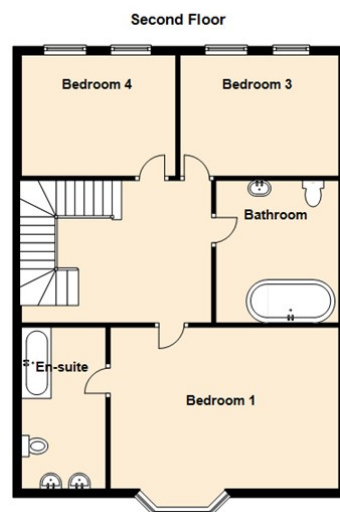
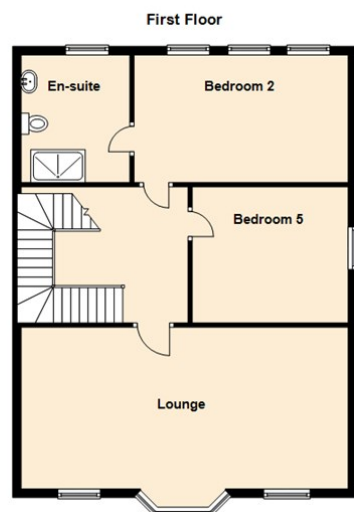
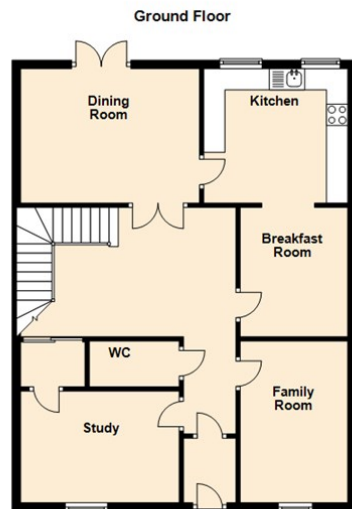
For more information and to book a viewing please call our Gosforth team on 0191 236 2070.

Tenure

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

Council Tax band *F*.





Kitchen 11'1" x 10'2" (3.38 x 3.12)

Dining Room 12'5" x 10'0" (3.80 x 3.05)

Family Room 12'5" x 10'0" (3.80 x 3.05)

Breakfast Room 10'4" x 8'2" (3.16 x 2.50)

Study 8'9" x 8'6" (2.68 x 2.60)

Living Room 24'0" x 12'5" (7.33 x 3.80)

Bedroom Two 16'6" x 10'4" (5.05 x 3.15)

Bedroom Five 11'9" x 8'2" (3.60 x 2.50)

Bedroom One 16'0" x 12'5" (4.90 x 3.80)

Bedroom Three 12'9" x 10'0" (3.89 x 3.07)

Bedroom Four 11'0" x 10'5" (3.37 x 3.20)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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

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