







- Popular Location
- Two Bedrooms
- Ideal First Time Buy
- Council Tax Band \*A\*
- Call For More Information
- Semi Detached Home
- Off Street Parking
- Freehold
- Viewing Recommended







\*\* Video Tour on our YouTube Channel | <https://youtu.be/ljxX4iIKZ-M> \*\*

Jan Forster Estates are delighted to present to the market this spacious, two-bedroom semi-detached home, positioned on the sought after Granville Drive in Forest Hall. Offered for sale with the benefit of no onward chain.

The family home is positioned in an ideal location, within walking distance to the Metro and bus links and is also within close proximity to local shops and schools.

Briefly comprising to the ground floor: - entrance hall, spacious lounge, and a modern kitchen with a range of fitted units, an integrated oven and hob and access to the rear. To the first floor there are two double bedrooms, both with fitted wardrobes and there is also a modern family bathroom WC with shower over the bath and under sink storage. The property further benefits from gas central heating and double glazing.

Externally there is a paved driveway to the front for off-street parking and to the rear, there is also a side garden and a charming, well stocked garden to the rear with a patio and lawn, a perfect space to relax in the warmer months.

We anticipate an extremely high level of viewings on this impressive family home. To arrange yours please call our sales team on 0191 270 1122.

#### Tenure

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

Council Tax Band \*A\*.



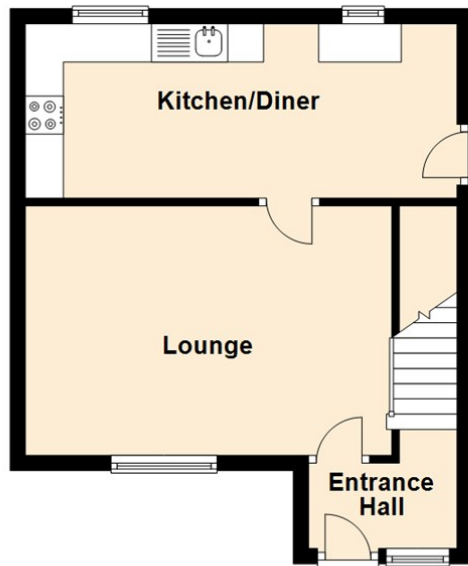
Lounge 10'9" x 15'7" (3.30 x 4.76)

Kitchen 7'6" x 19'1" (2.30 x 5.82)

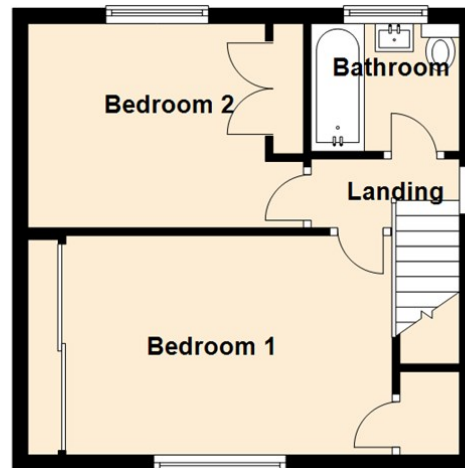
Bedroom One 9'9" x 15'10" (2.99 x 4.83)

Bedroom Two 12'2" x 8'9" (3.72 x 2.69)

Ground Floor



First Floor



## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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