





- Popular Location
- End Of Terrace
- Three Double Bedrooms
- Two Reception Rooms
- Ground Floor WC
- Gas Central Heating
- Double Glazing
- Council Tax Band \*A\*
- Viewing Recommended
- Call For More Information





Jan Forster Estates welcome to the market this three-bedroom, end of terrace home on Apperley, in West Denton. The property will appeal to a variety of buyers including first time and the growing family.

The property is located near a wealth of local amenities including schools, shops, supermarkets, and leisure facilities with further amenities easily accessed in Newcastle via regular public transport links and the A1 Motorway.

Briefly comprising to the ground floor: - entrance hallway, spacious lounge with bay window and feature fireplace, bright and airy dining room with French doors opening to the rear and a modern kitchen with a range of wall and floor units, complementing work surfaces and an integrated oven and hob. To the first floor there are three double bedrooms, all with fitted wardrobes and there is also a modern family shower room/w.c. The property further benefits from gas central heating and double glazing.

Externally there is an easy to maintain garden to the front with space for off street parking and there is also an easy to maintain garden to the rear with a shed for storage.

For more information and to book your viewing 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 \*A\*



## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>

