





- Popular Location
- Four Bedrooms
- Conservatory
- Freehold
- Viewing Recommended
- Ideal Family Home
- Two Bathrooms
- Driveway and Garage
- Council Tax Band *A*
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/L88hNXsNL6w>
**

Jan Forster Estates are delighted to welcome to the sale market this well presented, four-bedroom, semi-detached family home on Abercorn Place in Wallsend- a popular residential area.

The location benefits from excellent public transport links, making commuting straightforward and hassle-free. With easy access to both the Coast Road and A19, travel to Newcastle city centre, coastal towns, and surrounding regions is quick and efficient. The area is popular with families, professionals, and retirees alike, thanks to its reputable local schools, nearby parks, shopping facilities, and a strong sense of community.

Internally the property consists of an entrance porch, hallway, bright and airy lounge dining room with access to a sunny conservatory and a well-appointed breakfasting kitchen with French door access to the rear. To the first floor there are four bedrooms, the main with an en suite and there is a modern bathroom WC. Further benefits include gas central heating and double glazing.

Externally there is a block paved driveway to the front leading to the attached garage and there is a delightful rear garden with a patio area, lawn and planted borders - a perfect space to unwind in the warmer months.

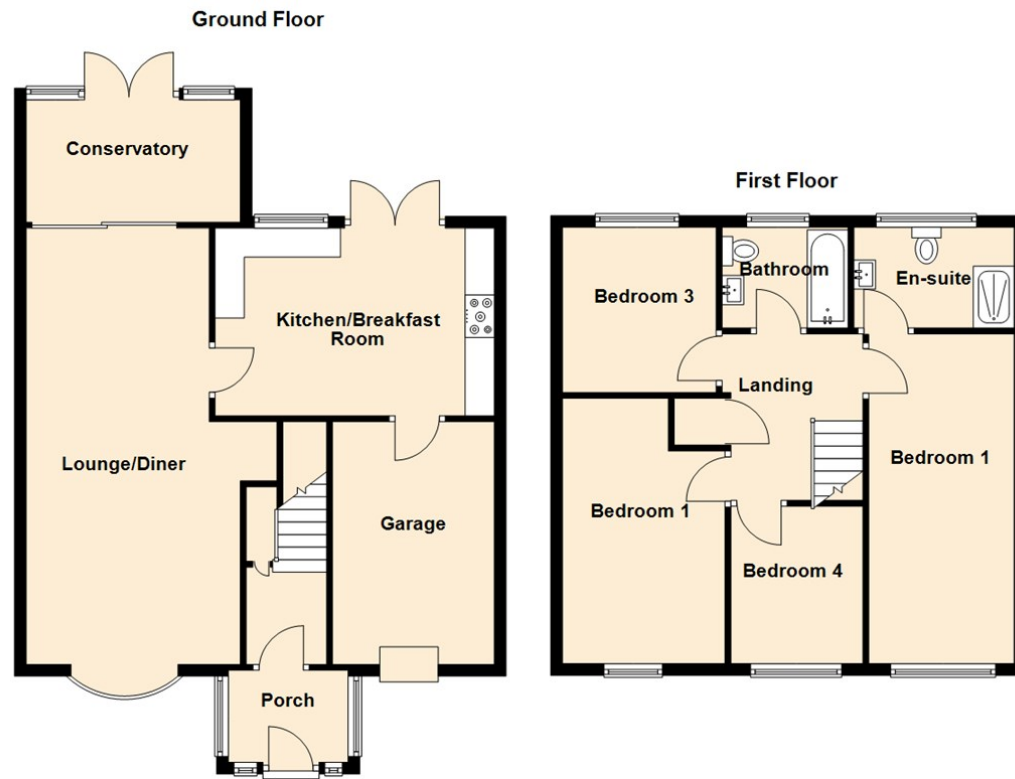
For more information and to book a viewing, please, call our High Heaton office on 0191 270 1122.

Tenure

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

Council Tax band *C*.





Lounge Dining Room 24'6" x 10'11" (7.48 x 3.34)

Breakfasting Kitchen 16'4" x 10'4" (4.98 x 3.17)

Conservatory 6'8" x 13'11" (2.05 x 4.26)

Bedroom One 8'2" x 17'10" (2.50 x 5.44)

Bedroom Two 9'0" x 14'11" (2.75 x 4.56)

Bedroom Three 10'0" x 8'8" (3.07 x 2.65)

Bedroom Four 9'6" x 7'3" (2.90 x 2.21)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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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www.janforsterestates.com

Gosforth
High Heaton
Tynemouth

Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

