





- Link Detached
- 3 Queen, 2 Double Bedrooms
- Sauna
- Driveway Parking for 2 Cars
- Available August
- Unfurnished
- Close To Amenities
- Council Tax Band *C*
- Viewing Recommended
- Call For More Information





Jan Forster Estates welcome to the rental market this beautifully presented link-detached house, situated in the highly desirable Regent Farm Estate area. Available August.

The property is close to a wealth of local amenities, including shops, a swimming pool, and a library, with more on Gosforth High Street. The area is well-connected to Newcastle City Centre via frequent bus services and the Metro system, providing easy access to all that the city has to offer. With its proximity to local facilities and transport links, this home is ideal for those seeking convenience and accessibility.

Briefly comprising to the ground floor: - entrance hallway, spacious lounge with bay window and feature log burner, stylish kitchen-diner with fitted units and integrated appliances, breakfast bar and sliding doors out to the rear. There is the added bonus of a wood sauna, and an additional room that could be utilised as a fifth bedroom, gym or playroom. Off the landing to the first floor, you are presented with four bedrooms- the main one with built-in wardrobes, and there is also a modern family bathroom WC with shower over the bath and a separate shower room with WC. The home is fully double glazed and has recently installed gas central heating.

Externally, there is a high-walled South-West facing garden to the rear, mainly laid with grass, along with a block-paved area, shed and garden playhouse. There is also a block-paved driveway to the front with parking space for two cars.

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

Council Tax Band *C*.



Ground Floor




The difference between house and home

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www.janforsterestates.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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 	

Gosforth

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