

Jan Forster

Elgin Gardens | Walkergate | Newcastle Upon Tyne | NE6 4EJ

Offers Over £255,000



4 1 2

- Stunning Semi Detached
- Four Bedrooms
- Two Bathrooms
- Conservatory
- Gardens To Three Sides
- Ample Off Street Parking
- Close To Amenities
- Freehold
- Viewing A Must
- Call For More Information









** Video Tour on our YouTube Channel | https://youtu.be/kbkDEYx6o_E **

Jan Forster Estates are delighted to welcome to the market this beautifully presented, four-bedroom family home, ideally located on the popular Elgin Gardens in Walkergate. This attractive property is perfectly suited to a growing family and offers generous living accommodation throughout.

The home is conveniently positioned close to a wide range of local amenities including schools, shops, supermarkets, and leisure facilities, with further amenities easily accessible via regular bus and Metro links into Newcastle City Centre.

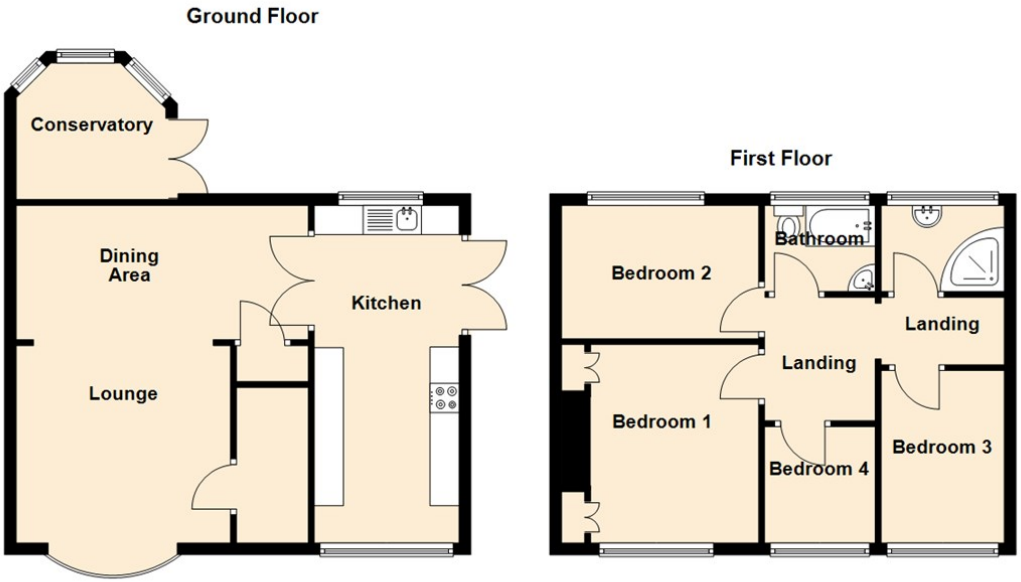
Internally, the property briefly comprises an inviting entrance hallway leading through to a spacious lounge featuring a bay window, providing plenty of natural light and there is also a dining area. The sunny conservatory offers additional versatile living space, and there is a stylish modern kitchen fitted with a range of wall and floor units, integrated oven and hob, and French doors providing direct access to the rear garden. To the first floor, accessed via a split-level landing, there are four well-proportioned bedrooms. Completing the accommodation is a contemporary family bathroom WC featuring a double-ended bathtub and a convenient shower room. Additional benefits include gas central heating and double glazing throughout.

Externally, the property boasts a gated and block paved front garden providing off-street parking, along with a paved side garden. To the rear, there is a pleasant garden with a combination of lawn and patio areas, ideal for outdoor entertaining and family use.

We anticipate early interest in this delightful home. For further information or to arrange a viewing, please contact 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: B



Lounge 14'5" x 13'6" (4.40 x 4.12)

Dining Area 16'7" x 8'3" (5.06 x 2.53)

Conservatory 6'9" x 9'8" (2.06 x 2.97)

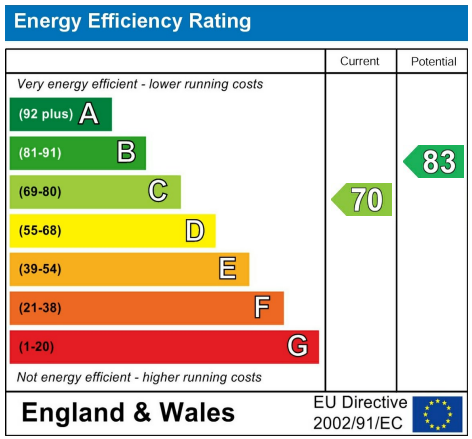
Kitchen 22'3" x 8'9" (6.80 x 2.68)

Bedroom One 12'10" x 9'3" (3.92 x 2.84)

Bedroom Two 9'1" x 9'0" (2.78 x 2.76)

Bedroom Three 12'7" x 8'7" (3.85 x 2.64)

Bedroom Four 7'0" x 8'3" (2.14 x 2.54)



The difference between house and home

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