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- Semi Detached House
- Extended To The Rear
- Gas Central Heating
- No Onward Chain
- Handy For The Beach
- Three Bedroomed Home
- Double Glazed
- Superb Location
- Close To Good Schools
- Viewing Essential



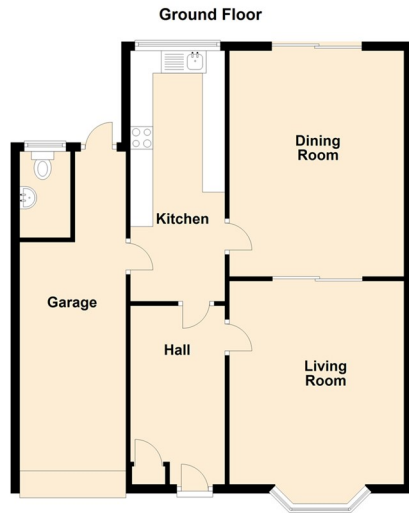


Beach Croft Avenue, an exceptionally well regarded coastal street which is very much in demand for owner occupation. This particular property which comes with immediate vacant possession is a blank canvas for the new owner to create their perfect home. The property which has been quite significantly extended briefly comprises of an entrance hall, living room, extended dining room, extended kitchen and a garage which has a WC in situation. There are three bedrooms to the upper floor along with a bathroom WC. You are presented with a lovely mature rear garden and drive to front with garden. The property is in need of some light updating but at this price for an extended semi it is a great buy. As you would expect the house is warmed with gas central heating and is also double glazed.

The location of this property is without doubt extremely central and you are within easy striking distance of most Tyneside centres. The position affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the coast or Newcastle City Centre. There is also a good links to public transport facilities which will include prime bus routes and of course the Metro Service. For the growing family the property is well positioned for access to very well regarded schools which you should fall within your catchment area.

In order to get a real feel for this home you should view the property as soon as possible. This will give you a much better understanding of how charming this property is.





The difference between house and home

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Living Room 14'9" x 12'8" (4.52 x 3.88)

Dining Room 16'5" x 12'8" (5.02 x 3.88)

Kitchen 18'9" x 6'10" (5.74 x 2.10)

Bedroom One 13'6" x 12'5" (4.12 x 3.80)

Bedroom Two 9'6" x 12'8" (2.92 x 3.88)

Bedroom Three 9'7" x 6'10" (2.94 x 2.10)

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		
	68	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	63	81
England & Wales	EU Directive 2002/91/EC	

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 Newcastle 0191 284 4050
 Forest Hall 0191 605 3134
 High Heaton 0191 270 1122
 Low Fell 0191 487 0800
 Tynemouth 0191 257 2000
 Whitley Bay 0191 251 3000
 Property Management Centre 0191 236 2680



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