



Oswin Court

Forest hall Newcastle Upon Tyne, NE12 9BW

EXTENDED SEMI DETACHED HOME - FOUR BEDROOMS - PRIVATE CUL DE SAC

Brunton Residential are delighted to offer this extended semi detached home located on Oswin Court in the heart of Forest Hall. This home has been extended to offer a substantial living space and is in excellent condition throughout.

£230,000

2 Oswin Court

Forest hall Newcastle Upon Tyne, NE12 9BW



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Accommodation briefly comprises: Porch leading to entrance hallway with staircase access to first floor and a cloakroom/WC, there is also a separate utility area which is plumbed for washer and drier. The hallway provides open plan access to a fantastic kitchen/family area, there are a range of fitted wall and floor units with coordinated work tops and fitted appliances. The dining space to the rear of the property has French doors to the rear overlooking the gardens while to the front of the property is a cosy lounge area with windows over looking the courtyard to the front.

The first floors offers an impressive master bedroom with a large cupboard as well as a sliding door fitted wardrobe, three further bedrooms are of excellent size and all offer space for wardrobes. Finally a family bathroom WC consists of a fitted three piece bathroom with 'P' shape and vanity unit with inset sink.

Externally to the rear there is a large wrap around garden which is gravelled with walled and fenced boundaries. To the front there is a small town garden which is laid mainly to lawn along with a two car driveway while a garage is located just to the side of the communal courtyard.

This home represents fantastic value for money and is available for immediate viewing, please call our sales team on 01912368347 to book your appointment.

ON THE GROUND FLOOR

Porch

Hallway

WC

Utility Room

9'1" x 8'0" (2.76m x 2.43m)

Lounge

13'9" x 9'11" (4.20m x 3.03m)

Kitchen/Dining Room

10'2" x 24'8" (3.10m x 7.51m)

ON THE FIRST FLOOR

Landing

Master Bedroom

13'11" x 10'6" (4.24m x 3.20m)

Bedroom

7'3" x 9'11" (2.22m x 3.03m)

Bedroom

8'8" x 11'6" (2.64m x 3.51m)

Bedroom

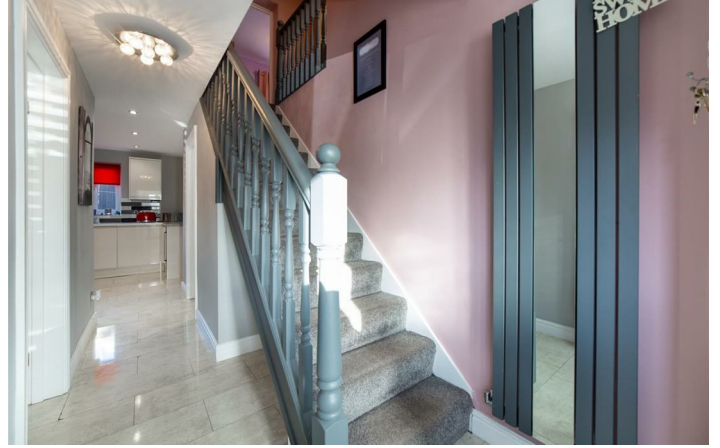
10'1" x 12'10" (3.07m x 3.91m)

Bathroom

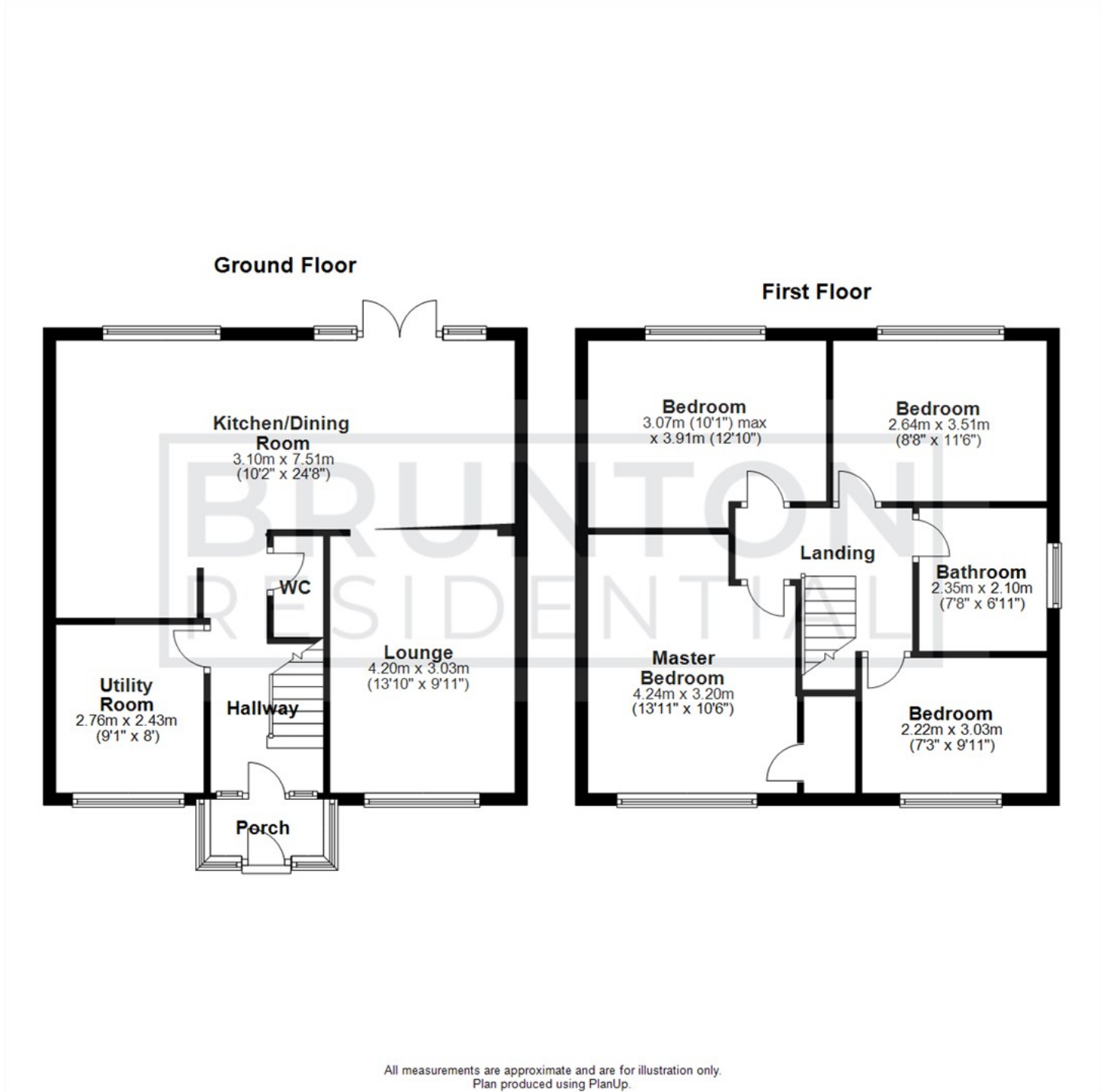
Disclaimer.



- SEMI DETACHED
- FRONT & REAR GARDENS
- FOUR BEDROOMS
- CUL-DE-SAC LOCATION
- DOUBLE DRIVEWAY
- NO UPPER CHAIN



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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