





- Modern Build Town House
- Three Bedroom Home
- En-Suite Facility
- Covering Three Floors
- Leasehold Property
- Gas Central Heating
- Council Tax \*C\*
- Detached Garage
- Great Family Home
- Viewing Essential





Positioned on this relatively modern estate, this delightful mid terrace town house will make a great purchase for the buyer looking for a family home.

Internally the property briefly comprises to the ground floor: entrance hall, ground floor WC, bright and airy lounge which benefits from recently replaced French doors opening to the rear, and there is a modern fitted kitchen with integrated oven and hob. To the first floor you are presented with two bedrooms and a family bathroom WC. The main bedroom is located to the second floor which also offers up an en-suite facility. Externally there is a detached garage for secured parking and also a sunny rear garden with a decked area and lawn. The property further benefits from gas central heating and double glazing.

The house is well placed for access local amenities in the village itself and is only a short commute to the Coast with Further amenities in Seaton Sluice and Whitley Bay. There is also easy access to main travel links and motorways.

Early viewings come highly recommended. To book yours or for more information please call our sales office on 0191 257 2000.

#### Tenure

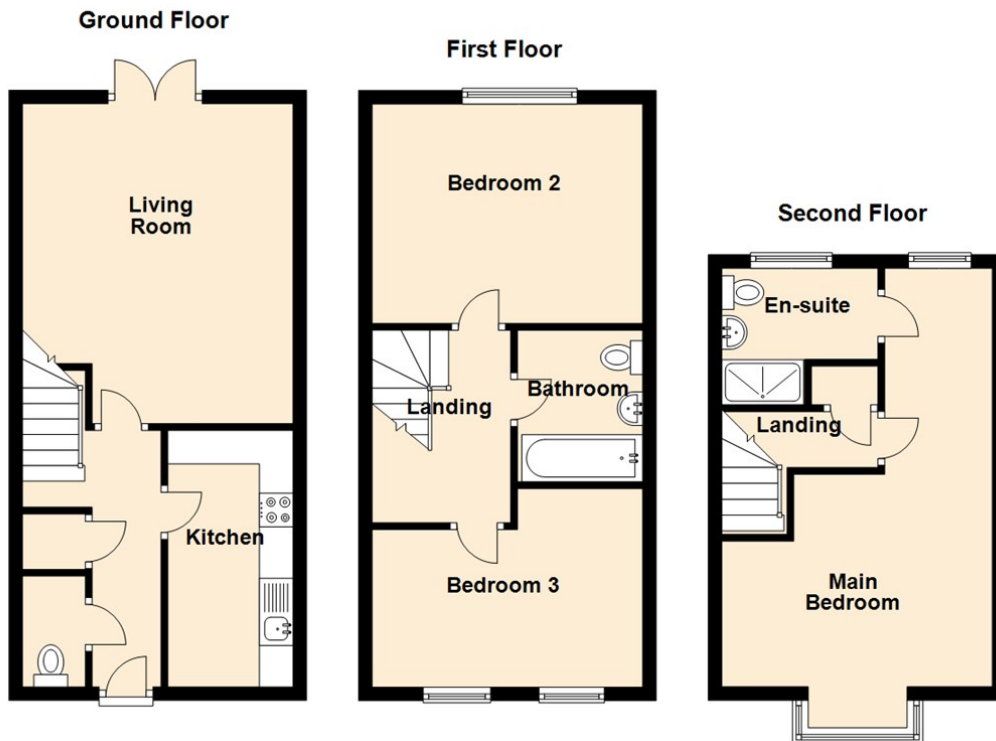
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others

Council Tax band \*C\*.





Living Room 15'7" x 13'2" (4.75 x 4.02)

Kitchen 12'5" x 6'1" (3.81 x 1.86)

Main Bedroom 10'2" x 13'2" (3.11 x 4.02)

Bedroom Two 10'8" x 13'2" (3.26 x 4.02)

Bedroom Three 7'8" x 13'2" (2.34 x 4.02)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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