





- Semi Detached House
- Extended Property
- Gas Central Heating
- UPVC Double Glazed Windows
- Great Family Home
- Four Bedroom Home
- Fantastic Utility Room
- Freehold Property
- Cul-DE-Sac Position
- Close To Well Regarded Schools





\*\* Video Tour on our YouTube Channel | <https://youtu.be/YzVh1KMXPc> \*\*

This lovingly maintained traditional semi-detached house will make the perfect home for the buyer seeking a warm and welcoming home in a great residential location.

Positioned in a lovely Cul-De-Sac, the house which is available to view now briefly comprises to the ground floor; entrance hallway, bright and airy lounge open plan to the dining room with French doors leading to the rear, kitchen with a variety of wall and floor units providing ample storage and an extended utility room also with French doors to the rear. To the first floor you there are four good sized bedrooms, a modern family bathroom and separate WC.

Externally there is a driveway to the front for off road parking and landscaped gardens to both the front and rear with mature shrubs. There is also a storage shed. The property further benefits from double glazing, is warmed with gas central heating and has a fully boarded out loft with lighting and power.

The property is a great location and only a short distance from Tynemouth Long Sands beach. A fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. The A1058 Coast Road is close by so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well-regarded schools.

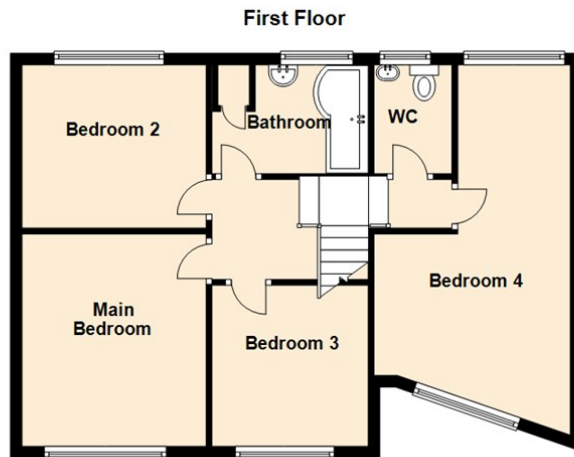
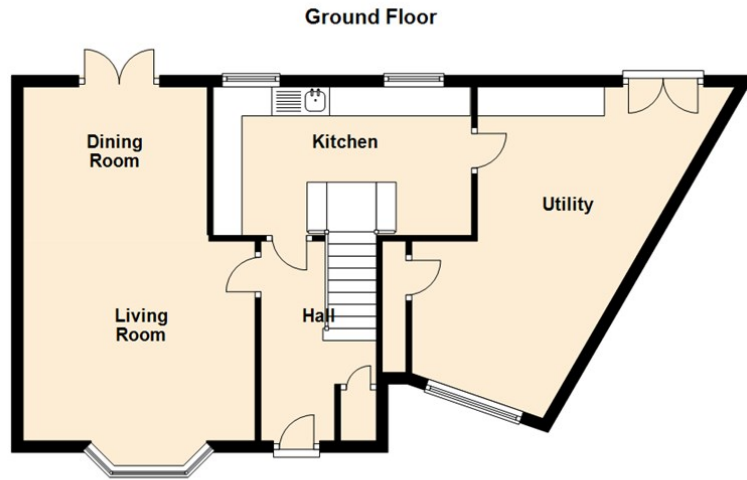
Living at the coast is a lifestyle choice, with a relaxed pace of life. The best way to get a feel for this home is to view. Please call our Tynemouth sales office for more information on 0191 257 2000.

#### Tenure

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

Council Tax band \*C\*.





## The difference between house and home

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- Living Room 11'4" x 13'2" (3.46 x 4.02)
- Dining Room 8'5" x 10'5" (2.57 x 3.19)
- Kitchen 8'5" x 14'8" (2.57 x 4.48)
- Utility 17'6" x 18'4" (5.35 x 5.60)
- Main Bedroom 12'0" x 11'1" (3.68 x 3.38)
- Bedroom Two 9'3" x 10'5" (2.83 x 3.19)
- Bedroom Three 9'1" x 8'10" (2.79 x 2.71)
- Bedroom Four 19'4" x 11'1" (5.90 x 3.40)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	82
(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	

<b>Gosforth</b>	0191 236 2070
<b>Newcastle</b>	0191 284 4050
<b>High Heaton</b>	0191 270 1122
<b>Tynemouth</b>	0191 257 2000
<b>Low Fell</b>	0191 487 0800
<b>Property Management Centre</b>	0191 236 2680



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