





- Semi Detached Bungalow
- Three Bedroom Home
- Two Reception Rooms
- Freehold Property
- Generous Sized Property
- Early Vacant Possession
- Excellent Location
- Gas Central Heating
- Council Tax band \*D\*
- Bright And Airy





When it comes to looking for a Bungalow which is without doubt located in a superb residential area, this semi-detached home really does tick all of the boxes. The property has been a very much-loved home and will provide the owner with generous living space; all on one floor of course which makes for easy living.

The property is offered for sale with no onward chain and briefly comprises:- sizeable hall with a bathroom off, generous lounge with feature fireplace and double doors to the dining room, and a very good-sized breakfasting kitchen with fitted wall and floor units and integrated oven and hob. The property also has three good sized bedrooms. Externally there is a garden and block paved driveway to the front leading to a single garage to the side, and there is a charming garden to the rear with lawn and planted borders.

The location of this property is without doubt extremely central and a fabulous variety of local amenities are within easy reach including shops, cafes, and restaurants. There are good links to public transport facilities including prime bus routes and the Metro service. Tynemouth Long Sands beach is also within walking distance.

Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coast line. The best way to get a feel for this home is to view. This can be done by calling our sales office on 0191 257 2000.

#### Tenure

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

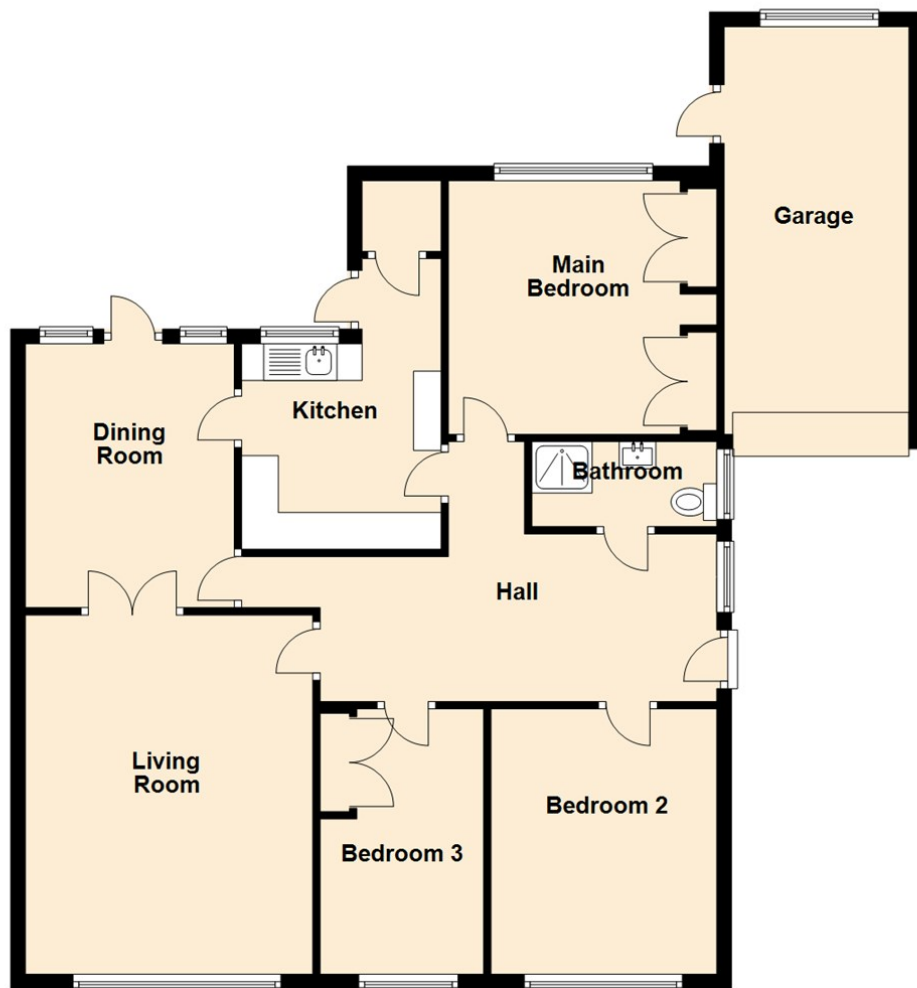
#### COVID-19 Guidelines

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

Council Tax band \*D\*.



## Ground Floor



## The difference between house and home

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Living Room 16'0" x 12'10" (4.90 x 3.92)


Dining Room 11'9" x 9'4" (3.60 x 2.85)

Kitchen 9'2" x 8'11" (2.80 x 2.72)

Main Bedroom 12'1" x 12'0" (3.69m x 3.66m)

Bedroom Two 11'10" x 10'1" (3.62 x 3.08)

Bedroom Three 11'10" x 7'3" (3.62 x 2.23)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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