





- Excellent Location
- Three Bedrooms
- Garage & Driveway
- Double Glazed
- Transport Links
- Semi-Detached Home
- Two Reception Rooms
- Gas Central Heating
- Local Facilities
- Council Tax Band \*C\*.





Enjoying a lovely open aspect to the front, this traditional style semi-detached house will make a great purchase for the buyer seeking a family home.

The property is positioned in an extremely desirable residential area and briefly comprises to the ground floor:- entrance hall, living room, separate dining room, kitchen with wall and floor units, and integrated oven and hob, as well as a handy ground floor WC. To the first floor of the property you are presented with three bedrooms- two of which are doubles, and there is a modern family bathroom WC with shower over the bath. Externally there is an easy to maintain garden to the front with a driveway leading to the attached garage and there is a generous yard to the rear with an outhouse. The property further benefits from gas central heating and double glazing.

This particular part of the region is very sought-after. It is central to all of your essential needs, which would include; well-regarded schools, public travel links, local superstores and main motorway networks. Not only is it central, but you have access to the best of both worlds- beautiful beaches which carry blue flag status and countryside.

All in all, this home really ticks a lot of boxes. Interested parties are urged to arrange a prompt and essential internal viewing. Please contact our Tynemouth branch on 0191 257 2000 for more information and to book a viewing.

#### Tenure

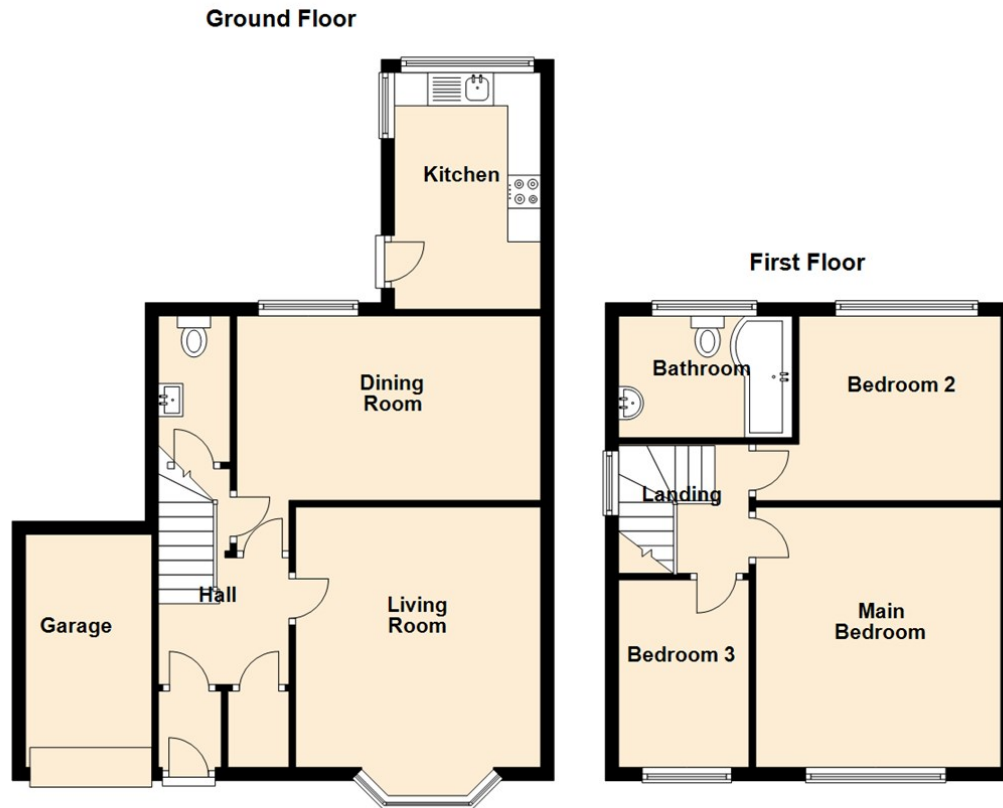
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

#### COVID-19 Guidelines

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

Council Tax band \*C\*.





Living Room 12'11" x 12'2" (3.95 x 3.72)  
 Dining Room 11'8" x 15'1" (3.57 x 4.61)  
 Kitchen 11'9" x 7'3" (3.59 x 2.22)  
 Main Bedroom 12'9" x 12'2" (3.90 x 3.72)  
 Bedroom Two 9'2" x 12'2" (2.80 x 3.72)  
 Bedroom Three 9'4" x 6'5" (2.85 x 1.98)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</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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