





- Coastal Living
- Two Double Bedrooms
- Lovely South Garden
- Local Facilities
- Fantastic Location
- Semi-Detached Bungalow
- Generous Conservatory
- Garage + Drive
- Transport Links
- Council Tax Band *D*.





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

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 the boxes.

The property briefly comprises;- entrance lobby with a lovely stained feature glass door, hallway with storage, charming living room with wood burning stove, dining room that opens to the kitchen, which benefits from floor and top units, handy utility section with access to a single garage, two good-sized bedrooms and a family bathroom. There is also a sizeable conservatory to the rear, which is accessible both through the lounge and the dining room. Externally, there is a drive offering off-street parking to the front, and a beautiful garden to the rear with lawned and patio areas, as well as a lovely summer house. As you would expect, the house is warmed with gas central heating and has double glazing.



The location of this home is without doubt extremely central and you are within easy distance of most Tyneside centres. The exact position affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by, so you have a direct route to the coast and Newcastle city centre. There are great public transport links, including buses and the metro. The property is close to very well-regarded schools and local facilities, including shops, bars and restaurants.

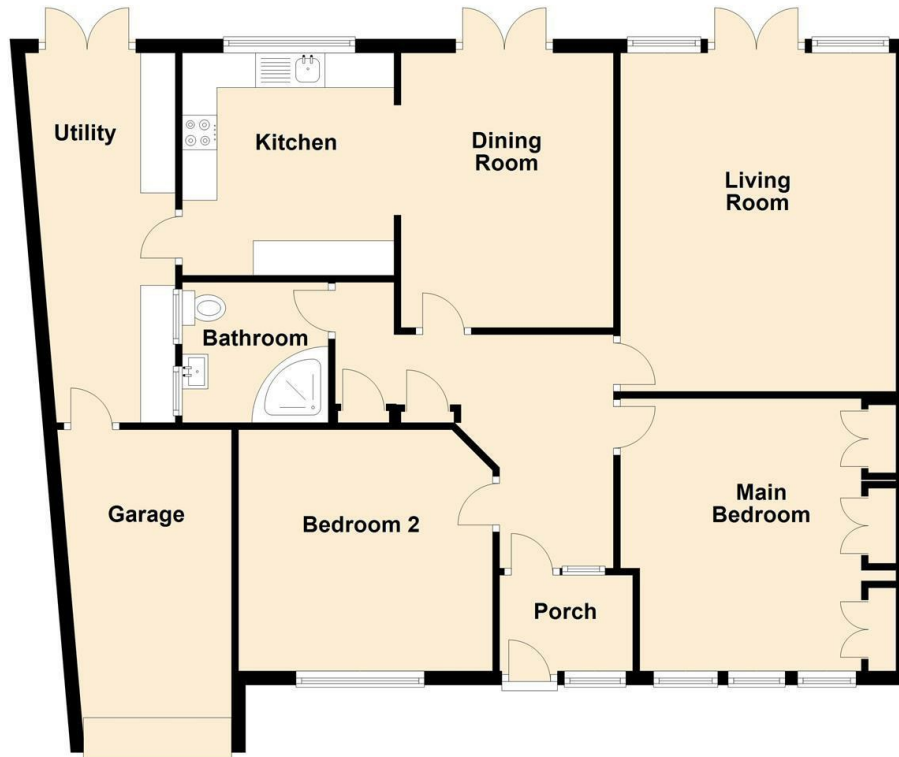
Living at the coast comes with the benefit of having stunning beaches on your doorstep. To arrange a viewing or for more information, call our coastal branch on 0191 257 2000.

Tenure


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

Council Tax band *D*.

Ground Floor



- Living Room 16'0" x 13'0" (4.88 x 3.97)
- Dining Room 12'0" x 10'0" (3.67 x 3.06)
- Kitchen 10'6" x 10'0" (3.21 x 3.05)
- Utility 17'5" x 7'1" (5.33 x 2.17)
- Bedroom One 13'0" x 12'10" (3.97 x 3.93)
- Bedroom Two 12'0" x 11'5" (3.66 x 3.48)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

The difference between house and home

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