





- Semi Detached House
- Exclusive Address
- No Onward Chain
- Freehold Property
- Gas Central Heating
- Three Bedroom Property
- Fantastic Family Home
- Ground Floor WC
- Generous Living Space
- Bright And Airy Home





** Video Tour on our YouTube Channel | <https://youtu.be/5dzRb4FSims> **

Ingleside Road is a very well regarded and sought after residential location; a perfect area for the buyer seeking a home to raise a family. This truly charming property has been a much loved family home and is offered for sale with the benefit of no onward chain.

The house briefly comprises to the ground floor: entrance porch leading to a generous hall, cloak cupboard, a stunning dining room with large bay window allowing the light to flood the room and there is a good sized living room with double doors to the rear. The breakfasting kitchen is well appointed with fitted wall and floor units. There is also conservatory, a handy utility area and ground floor WC. To the first floor there are three lovely double bedrooms; two with storage, and there is a shower room with separate WC.

Externally, there is a sunny West-facing garden located to the rear with a lawn and patio area and a garden to the front with a block paved driveway, leading to the attached garage.



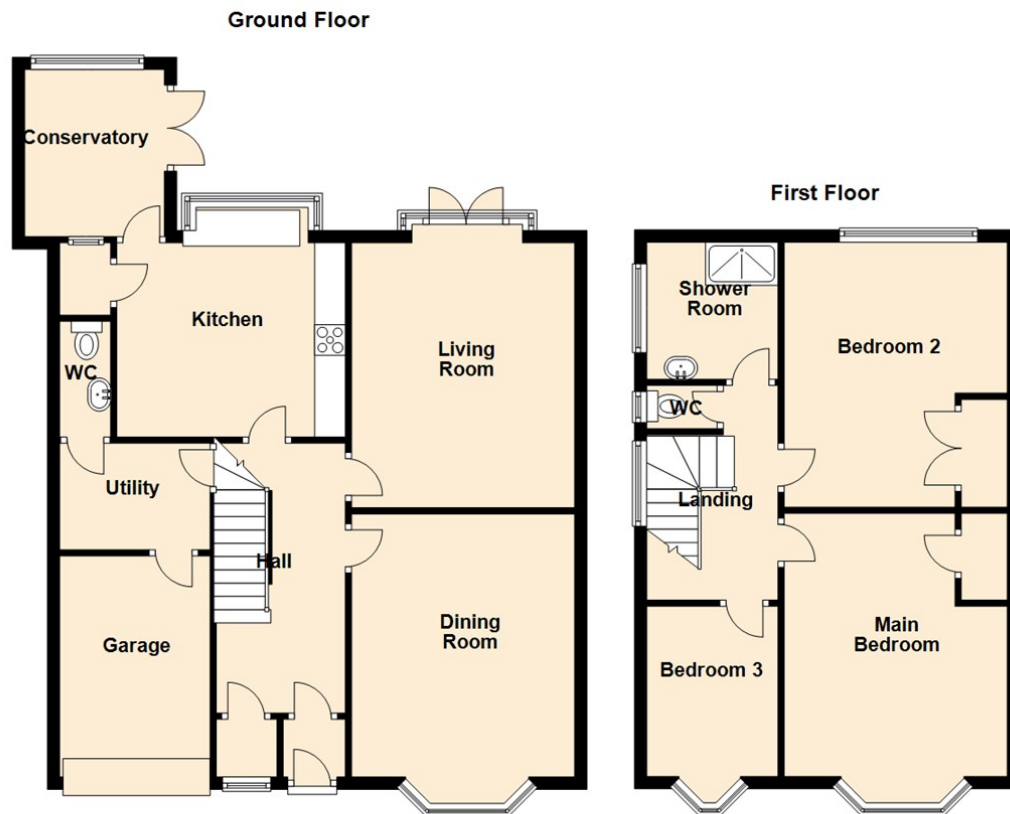
The property is close to Tynemouth Golf Course and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. The A1058 Coast Road is close by so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including 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 and access to a wonderful blue flag coast line. For more information and to book a viewing please call our Tynemouth office 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*



- Living Room 14'1" x 11'10" (4.31 x 3.63)
- Dining Room 14'0" x 11'10" (4.28 x 3.63)
- Kitchen 10'4" x 12'2" (3.16 x 3.72)
- Utility 5'8" x 8'2" (1.73 x 2.50)
- Main Bedroom 14'0" x 11'10" (4.28 x 3.63)
- Bedroom Two 14'1" x 11'10" (4.31 x 3.63)
- Bedroom Three 9'8" x 6'11" (2.96 x 2.13)
- Shower Room 6'11" x 7'3" (2.13 x 2.23)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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