





- **Detached Family Home**
- **Two Reception Rooms**
- **Single Garage With Drive**
- **Freehold Property**
- **Council Tax Band *C***
- **Three Bedroom Property**
- **Conservatory To The Rear**
- **Edge Of The Estate**
- **Gas Central Heating**
- **Central Location**





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

A well presented and much loved home which was built in the early seventies and has remained in the family since new.

This charming detached home briefly comprises to the ground floor; entrance hall with a cloaks cupboard off, lounge with feature living flame fire and large double glazed window, dining room leading onto the conservatory, kitchen with fitted wall and floor units, and a handy utility area which offers access to the rear garden and garage. On the first floor you are presented with three bedrooms; the main with fitted wardrobes and one with built in storage and there is a family bathroom WC with shower over the bath and under-sink storage.

Externally, there is a lovely well-tended garden to the rear with mature borders, decking and a lawn and there is a garden to the front with a driveway leading to the attached garage.

The location of this property is without doubt extremely central, and you are within easy striking distance of most Tyneside attractions. The exact location 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 beach or Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and the Metro service. For the growing family, the property is in a great location for access to very well regarded schools.

In order to get a real feel for this home you should view the property as soon as possible. This will give you a much better understanding of how charming this property is.

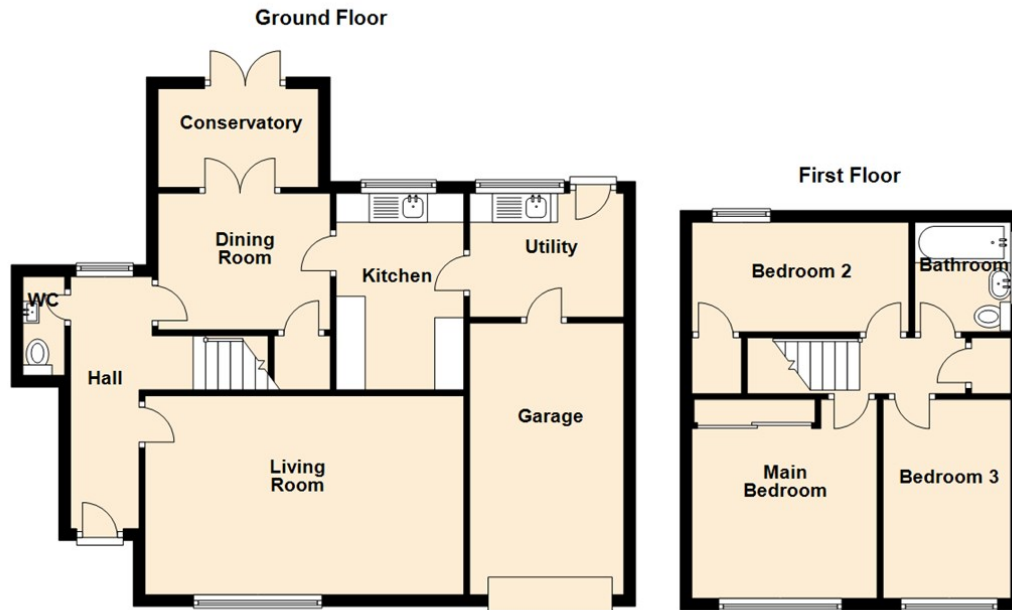
For more information and to book a viewing, please call our Tynemouth branch on 0191 257 2000.

Tenure

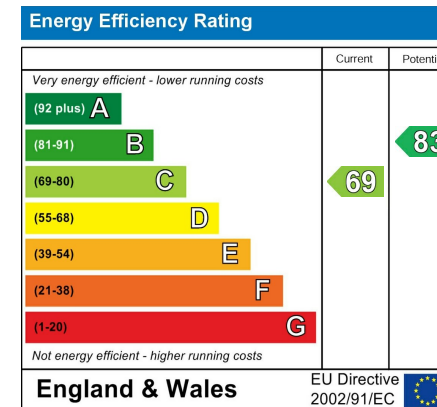
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*





- Living Room 11'2" x 17'11" (3.42 x 5.48)
- Dining Room 7'8" x 9'8" (2.35 x 2.96)
- Kitchen 11'1" x 7'2" (3.38 x 2.19)
- Utility Room 6'11" x 8'8" (2.13 x 2.65)
- Main Bedroom 11'3" x 11'0" (3.45 x 3.37)
- Bedroom Two 6'2" x 12'1" (1.89 x 3.69)
- Bedroom Three 11'2" x 6'7" (3.42 x 2.02)



The difference between house and home

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