





- Popular Location
- Two Double Bedrooms
- Close To Amenities
- Double Glazing
- Council Tax Band \*D\*
- Link Detached Bungalow
- Multi Car Driveway
- Gas Central Heating
- Freehold
- Call For More Information





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/9ND5e6VYasw> \*\*

Jan Forster Estates are delighted to welcome to the market this charming two-bedroom bungalow located on Fern Avenue, North Shields. The property is offered for sale with the benefit of no upper chain.

Internally the property briefly comprises: - entrance lobby, generous lounge dining room with bay window and feature fireplace, kitchen with fitted units and integrated oven and hob, two double bedrooms and a shower room WC. Further benefits include gas central heating and double glazing.

Externally, there is ample parking space to the front on the block paved driveway which leads to the attached garage. To the rear there is a charming, landscaped garden with block paving, lawn and pebbled borders, an ideal space to relax in the warmer months.

The location of this property is without doubt extremely central, 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 to the beach or 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

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

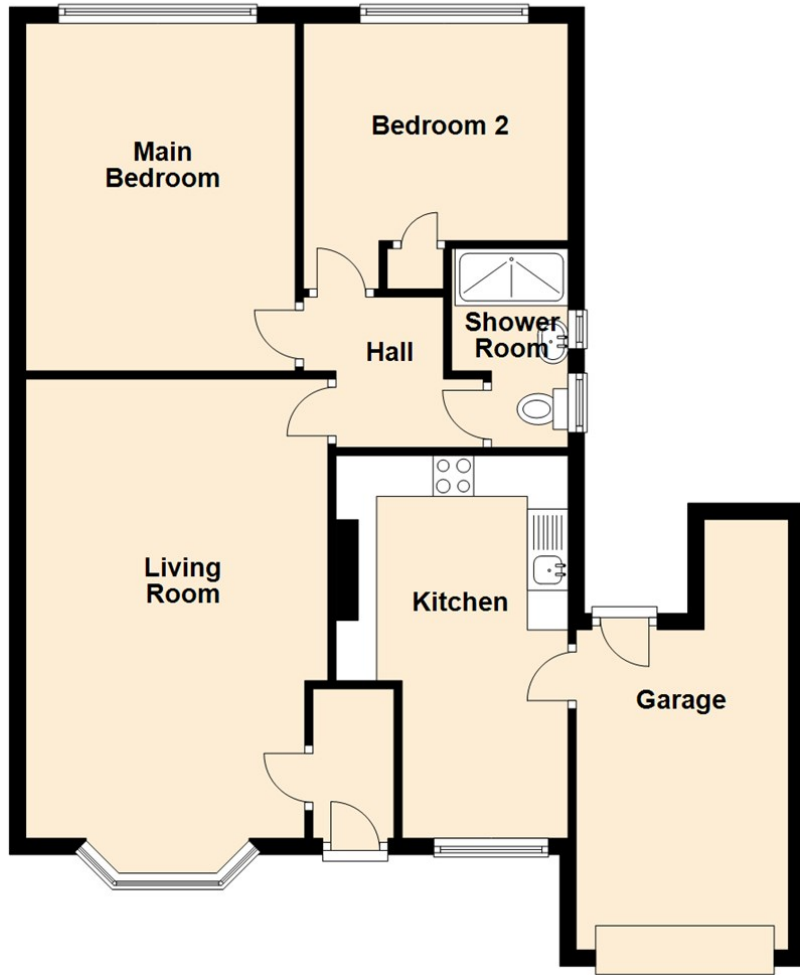
#### Tenure

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

Council Tax band \*D\*.



### Ground Floor



### The difference between house and home

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Living Room 18'6" x 12'2" (5.64 x 3.71)

Kitchen 15'5" x 9'4" (4.70 x 2.85)

Main Bedroom 14'0" x 10'10" (4.27 x 3.31)

Bedroom Two 8'9" x 10'7" (2.67 x 3.25)

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