





- Excellent Location
- In Need of Modernisation
- Three Reception Rooms
- Three Bedrooms
- Shower Room
- Garage
- Freehold Interest
- Local Facilities
- Transport Links
- Council Tax Band \*D\*





Jan Forster Estates welcome to the market this semi-detached family home, positioned on a corner plot right in the heart of Tynemouth. The property benefits from an abundance of local facilities nearby, like shops, restaurants and bars, as well as public transport links to the other coast areas and Newcastle city centre, through regular bus routes and the Metro service.

The accommodation briefly comprises to the ground floor;- hallway with storage, bright and airy dining room with a bay window, generous lounge with feature fireplace, breakfast room, which leads to the well-appointed kitchen with garage access. Off the landing to the first floor, you are presented with three good-sized bedrooms, shower room and a separate WC. Externally, there is a charming front garden and a side garden, as well as an attached rear garage. The property further benefits from double glazing and gas central heating.

For more information and to arrange a viewing, please, call our coastal 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 \*D\*





Lounge 16'0" x 12'0" (4.88 x 3.67)

Kitchen 8'1" x 7'11" (2.47 x 2.42)

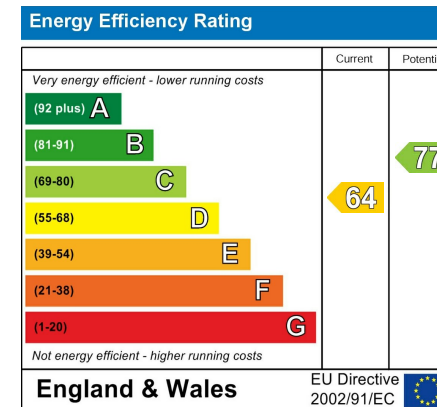
Dining Room 13'2" x 9'10" (4.02 x 3.00)

Breakfast Area 12'6" x 8'5" (3.82 x 2.57)

Bedroom One 12'3" x 12'1" (3.74 x 3.69)

Bedroom Two 13'6" x 12'0" (4.14 x 3.67)

Bedroom Three 8'11" x 7'10" (2.72 x 2.40)



## The difference between house and home

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