







- End-Link Home
- Well-Presented
- Conservatory
- Great Location
- Transport Links
- No Upper Chain
- Three Bedrooms
- Freehold Interest
- Local Facilities
- Council Tax Band \*C\*







Jan Forster Estates are delighted to welcome to the market this well-presented end-link home located in a good area in Whitley Bay. The property is close to a range of local facilities, such as shops, cafes and bars, as well as handy transport links, including the metro service, to the rest of the coastal areas and Newcastle city centre.

The accommodation briefly comprises to the ground floor;- hallway, generous lounge with feature fireplace, dining room, well-appointed kitchen with top and floor units and a sunny conservatory with French doors opening to the charming rear garden. Off the landing to the first floor, you are presented with three bedrooms and a family bathroom WC.

Externally, there is a small lawned garden to the front and an allocated parking space, as well as a patio garden to the rear- ideal for alfresco dining during the long summer days. The property further benefits from no upper chain, boarded loft, double glazing and gas central heating.

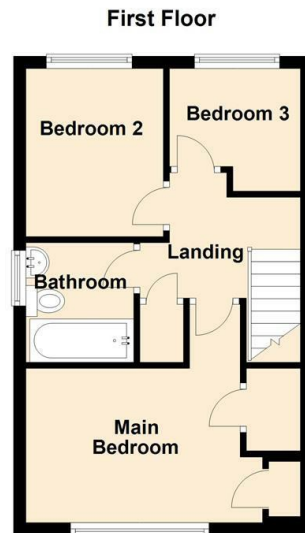
For more information and to arrange a viewing, please, call our Tynemouth office on 0191 257 2000.

#### Tenure

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

Council Tax band \*C\*





Lounge 14'4" x 11'6" (4.39 x 3.53)

Kitchen 10'1" x 5'8" (3.09 x 1.74)

Dining Room 10'1" x 8'5" (3.09 x 2.59)

Conservatory 14'6" x 8'1" (4.43 x 2.48)

Bedroom One 14'6" x 8'2" (4.43 x 2.49)

Bedroom Two 8'11" x 7'3" (2.72 x 2.22)

Bedroom Three 6'11" x 6'5" (2.12 x 1.98)

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	

## The difference between house and home

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