





- Popular Location
- Extended Living Area
- Driveway and Garage
- Refitted Kitchen & Bathroom
- Viewing Recommended
- Semi Detached Home
- Two Double Bedrooms
- Close to Fish Quay
- Council Tax Band \*A\*
- Call For More Information





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/87nrsiFeGqU> \*\*

This well presented, two-bedroom, semi-detached home is positioned on a popular residential estate.

Internally the property briefly comprises to the ground floor: - entrance hallway with ground floor w.c, modern refitted kitchen with high gloss floor and wall units and a bright and airy, extended lounge dining room with patio door access to the rear garden. To the first floor there are two double bedrooms, the main with built-in wardrobes and there is a modern refitted bathroom/w.c with shower over the bath and under sink storage. The property further benefits from gas central heating and double glazing.

Externally there is a garden to the front with and a driveway leading to the attached garage. There is also a charming garden to the rear with a patio area and lawn.



The property is close to a wealth of local amenities including cafes, bars, and restaurants along with shops at Royal Quays Retail Park. The A19 and A1058 Coast Road are close by, so you have a direct route to Newcastle City Centre. Public transport facilities including prime bus routes, and the Metro service are within easy reach and for the growing family, the property is well positioned for access to very well-regarded schools.

We anticipate a high level of viewings on this lovely family home. For more information, 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 \*A\*.

Living Room 11'8" x 15'8" (3.56 x 4.79)

Dining Room 9'2" x 12'10" (2.80 x 3.92)

Kitchen 11'7" x 7'8" (3.55 x 2.36)

Main Bedroom 8'6" x 15'4" (2.60 x 4.68)

Bedroom Two 14'11" x 7'2" (4.55 x 2.20)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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