





- Envious Location
- Four Bedrooms
- Conservatory
- Freehold
- Viewing Recommended
- Immaculately Presented
- Two Bathrooms
- Driveway and Garage
- Council Tax Band *D*
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/tF3RBN9uSB0> ****

Positioned on the very popular Kennersdene, the opportunity to acquire this superbly presented, four-bedroom, family home is now available.

Internally the accommodation briefly comprises to the ground floor:- entrance hallway, lounge with bay window, fantastic fitted kitchen dining room with a range of wall and floor units, integrated appliances and centre island. There is also access to the conservatory and the rear garden. To the first floor you are presented with four good-sized bedrooms, a modern bathroom/w.c. and a shower room/w.c. The property is warmed with gas central heating and also has UPVC double glazing.

Externally there is a garden and driveway to the front leading to the attached garage and there is a generous split-level, rear garden with patio, lawn and well stocked borders.

This enviable location is only a short walk to Tynemouth Long Sands Beach, 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 towards 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.

Interested parties are urged to arrange a prompt and an early internal viewing to appreciate this stunning property. Please call 0191 257 2000 for more information.

Tenure

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

Council Tax band *D*.



- Living Room 13'0" x 13'3" (3.97 x 4.05)
- Kitchen/Diner 10'7" x 29'8" (3.25 x 9.05)
- Bedroom One 18'3" x 9'7" (5.57 x 2.94)
- Bedroom Two 12'10" x 11'3" (3.92 x 3.43)
- Bedroom Three 10'11" x 11'3" (3.35 x 3.43)
- Bedroom Four 8'2" x 8'1" (2.50 x 2.48)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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