





3



2



1

- Excellent Location
- Family Home
- Double Garage
- Freehold
- Viewing Recommended
- Three Bedrooms
- Two Reception Rooms
- Pedestrianised Street
- Council Tax Band *B*
- Call for More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/jUQ7h7ug6T0> ****

This spacious, three-bedroom, mid terraced home is positioned on the popular Hulne Avenue in Tynemouth and will appeal to the growing family.

Internally the ground floor is made up of an entrance porch, hallway, dining room with a bay window, bright and airy lounge, kitchen with fitted units, a handy utility room, WC and access to the garage. The first floor boasts three good sized bedrooms and a modern family bathroom WC with four-piece suite. Further benefits include gas central heating, double glazing and ample storage.

Externally there is an easy to maintain garden to the front and there is a double garage and a yard to the rear, which is a real sun trap in the afternoon.

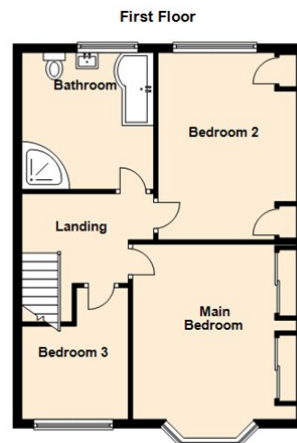
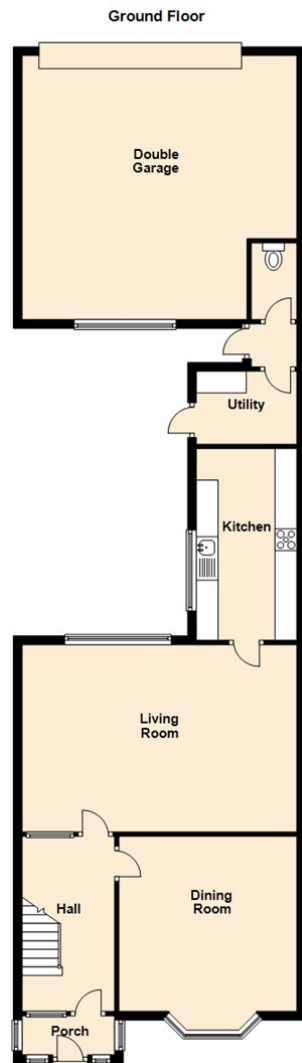
This property in a fantastic location, offering the best of both convenience and leisure. Within walking distance to the Metro, commuting couldn't be easier, while a vibrant selection of local amenities is just around the corner, including charming cafes, lively bars, and a variety of restaurants for dining and socializing. For those who enjoy outdoor activities, King Edwards Bay and Tynemouth Long Sands Beach are just a short distance away, perfect for leisurely strolls or a day by the sea. The area is also well-served by prime bus routes, ensuring easy access to surrounding areas.

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 *B*.



Living Room 14'1" x 20'8" (4.31 x 6.32)

Kitchen 14'5" x 7'6" (4.41 x 2.31)


Utility Room 5'6" x 7'6" (1.68 x 2.31)

Dining Room 13'2" x 13'5" (4.03 x 4.09)

Main Bedroom 13'1" x 12'4" (4.01 x 3.77)

Bedroom Two 14'1" x 10'5" (4.31 x 3.19)

Bedroom Three 7'0" x 8'0" (2.15 x 2.45)

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

The difference between house and home

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