







- **Link Bungalow**
- **Open Plan Living**
- **Two Bedrooms**
- **Central Location**
- **Transport Links**
- **Well-Presented**
- **Generous Living Space**
- **Single Garage**
- **Local Facilities**
- **Council Tax Band \*D\***







Jan Forster Estates welcome to the market this well-presented link bungalow, positioned in a very sought-after area in Tynemouth. The property is offered for sale with the benefit of no upper chain.

This home boasts an extremely central location, offering the perfect blend of convenience and tranquillity. The stunning beach is just a short stroll away, providing easy access to scenic walks and breath-taking views. The surrounding area is rich in local amenities, including a variety of cafes, restaurants, shops, and highly-regarded schools, ensuring that all your needs are met.

Enjoy seamless travel to other coastal areas and Newcastle city centre via excellent public transport links. Whether you prefer the convenience of buses or the efficiency of the metro, getting around is hassle-free.

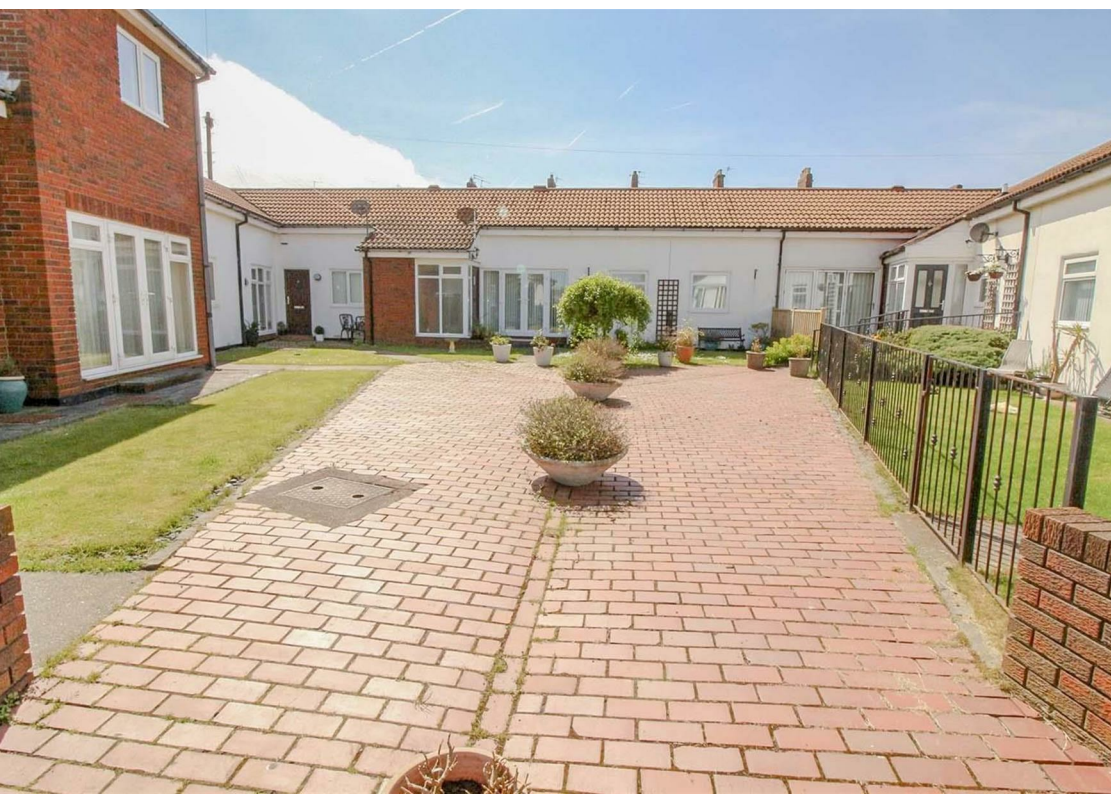
The accommodation briefly comprises: entrance into the beautiful spacious open-plan living space consisting of a generous lounge area, well-appointed kitchen with top and floor units and integrated appliances, and a dining space. The property also offers two good-sized bedrooms- the main one with built-in wardrobes, and a modern four-piece bathroom WC. This home further benefits from gas central heating, double glazing and ample storage. Externally, there is a small lawned garden and a courtyard to the fronts, as well as a single garage in a block.

To book yours or for more information, 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\*



## Ground Floor




Lounge 12'0" x 20'10" (3.66m x 6.34m)

Kitchen 9'11" x 9'11" (3.02m x 3.01m)

Dining Area 9'11" x 14'10" (3.02m x 4.53m)

Bedroom One 19'8" x 12'1" (5.99m x 3.68m)

Bedroom Two 14'1" x 9'4" (4.31 x 2.87)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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