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- Link Detached House
- No Onward Chain
- Secluded Location
- Great Family Home
- Council Tax Band *A*
- Three Bedroom Home
- Open Plan Lounge
- Sun Room
- Close To Marina
- Freehold





**** Video Tour on our YouTube Channel |
<https://youtu.be/HcWgf7TAJHw> ****

Positioned in a quiet cul-de-sac, this delightful, three-bedroom, link-detached house will make an ideal purchase for the buyer looking for a family home.

The accommodation briefly comprises to the ground floor: - welcoming entrance porch, hall with a separate WC, well-appointed kitchen with fitted wall and floor units and complementing worksurfaces, and an open plan lounge leading through double doors to lovely a sunroom. To the first floor there are three bedrooms and a family bathroom WC. As you would expect the property boasts double glazing and gas central heating.

Externally there is a single attached garage and a driveway for off street parking. There is also a garden to the front and an easy to maintain garden to the rear with artificial lawn and decking.

This property enjoys a central location with convenient access to the Tyne Tunnel, the A19, along with a wealth of amenities including shops at Newcastle Quays retail Park. The area also offers beautiful walking routes nearby, including those along the marina, the River Tyne and the lovely Chirton Dene Park. For the growing family, the property is in a good position for access to very well-regarded schools.

Early internal viewings are highly recommended. To book yours or for more information please contact our Tynemouth team on 0191 257 2000.

Tenure

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

Council Tax band *A*.





Living Room 13'4" x 18'4" (4.08 x 5.59)

Kitchen 10'0" x 14'2" (3.06 x 4.33)

Main Bedroom 13'6" x 9'3" (4.14 x 2.82)

Bedroom Two 9'10" x 10'9" (3.00 x 3.30)

Bedroom Three 6'9" x 8'9" (2.07 x 2.69)

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		
	67	81
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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