







- Popular Location
- Three Bedrooms
- No Onward Chain
- Single Garage
- Council Tax Band \*C\*
- Ideal Family Home
- Two Reception Rooms
- Freshly Decorated
- Handy For Beach
- Freehold







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/H5CTvOiB-FE> \*\***

This delightful, three-bedroom, semi-detached home is ideally located on the sought-after Derwent Road, in Cullercoats and is ideal for the growing family.

Internally the property briefly comprises: - entrance porch, hallway, bright and airy lounge, dining room, kitchen with fitted wall and floor units, rear lobby, and a ground floor WC. To the first floor, there are three good-sized bedrooms, one with fitted wardrobes and there is a modern bathroom and separate WC. Further benefits include gas central heating and double glazing.

Externally, there is a garden to the front and driveway leading to the attached garage. To the rear there is a garden with a patio area and lawn.

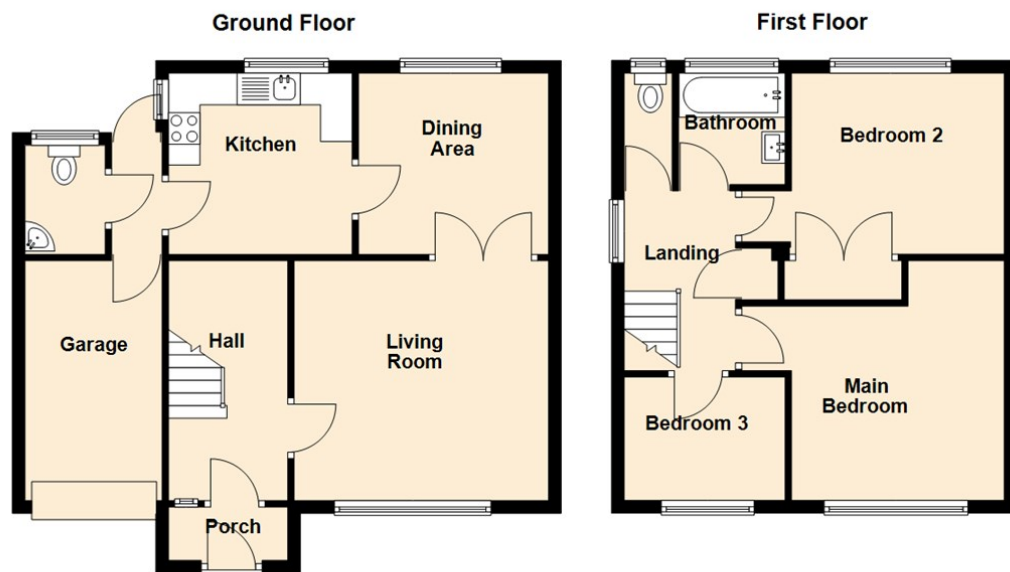
The location is known for its peaceful, residential atmosphere and proximity to a wealth of local amenities, and schools making it a highly desirable area to live. Convenient connections to the A19, Tyne Tunnel and Coast Road provide links across the region and excellent public transport options further enhance accessibility. The property is just a few minutes' drive from the beach and is also close to Tynemouth Park, offering great scope for outdoor activities.

We anticipate a high level of interest on this lovely home. For more information or to book your viewing, please call our Tynemouth team 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 \*C\*.**



Living Room 12'5" x 13'2" (3.80 x 4.03)

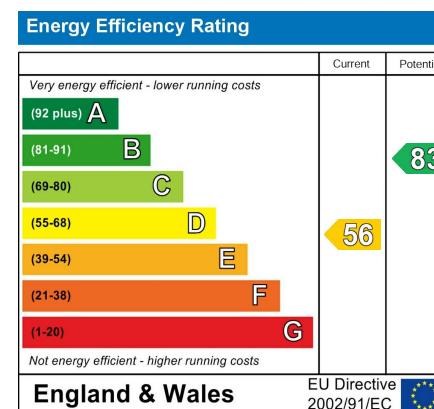
Dining Area 9'4" x 9'10" (2.87 x 3.01)

Kitchen 9'4" x 9'6" (2.87 x 2.91)

Main Bedroom 10'1" x 10'8" (3.08 x 3.26)

Bedroom Two 9'5" x 11'5" (2.88 x 3.48)

Bedroom Three 6'4" x 8'4" (1.95 x 2.55)



## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth  
High Heaton  
Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

