





- Popular Location
- Two Bedrooms
- Allocated Parking
- Ground floor W/C
- Council Tax Band *B*
- End of Terrace
- Two Bathrooms
- Immaculately Presented
- Great Starter Home
- Freehold





**** Video Tour on our YouTube Channel | <https://youtu.be/l2zWVfAlio> ****

This immaculately presented, two-bedroom end-of terrace home boasts a contemporary design and will make an ideal starter home, appealing in particular to the first-time buyer.

Briefly comprising to the ground floor: - entrance lobby, bright and airy lounge and a stylish kitchen with wall and floor units, complementing work surfaces, integrated oven and hob and French doors out to the rear garden. There is also a handy ground floor WC and under stair storage. To the first floor there are two double bedrooms, both with built-in wardrobes and one with an en suite and there is also a modern bathroom WC. Further benefits include gas central heating and double glazing.

Externally there are charming, landscaped gardens to the rear and side. A lovely space to relax on a sunny day.

Location is key, and this home does not disappoint. Conveniently situated close to local shops and a supermarket, ensuring that daily necessities are just a short stroll away. Additionally, the property is handy for the Metro, providing excellent transport links to nearby areas and beyond.

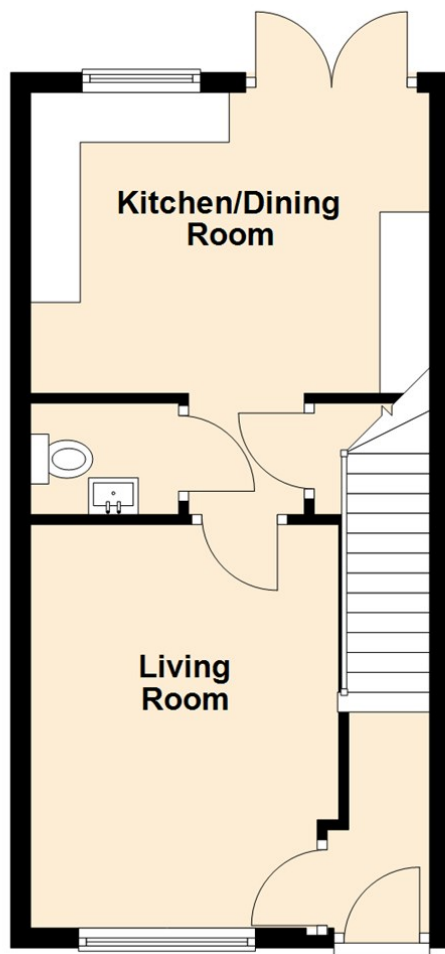
For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

Tenure

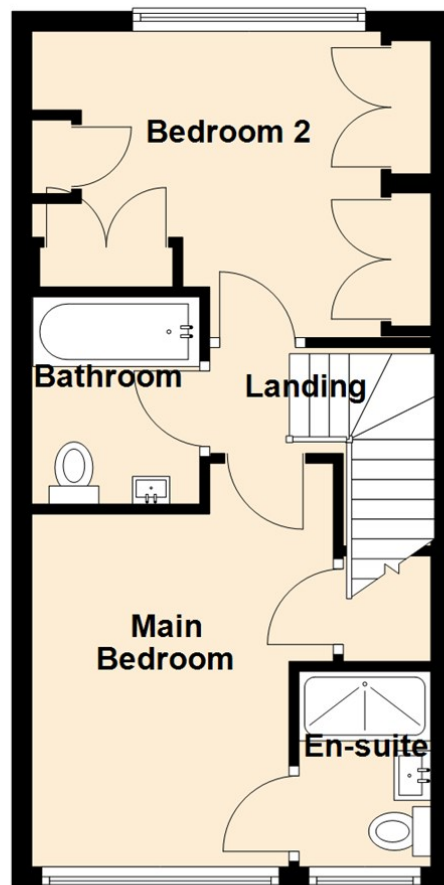
The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band *B*.

Ground Floor



First Floor



Living Room 13'3" x 10'2" (4.06 x 3.10)

Kitchen/Dining Room 9'11" x 13'1" (3.03 x 4.01)

Main Bedroom 11'7" x 5'10" (3.55 x 1.79)

Bedroom Two 10'1" x 13'1" (3.08 x 4.01)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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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