



 Jan Forster



- Great Location
- Three Bedrooms
- Ground Floor WC
- Single Garage
- Leasehold
- Semi Detached Home
- Two Bathrooms
- Rear Garden
- Close To Amenities
- Call For More Information





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

This delightful three-bedroom semi-detached home is ideally situated on the popular Greenrigg Place in Shiremoor.

The ground floor comprises an inviting entrance hall with a separate cloakroom, a bright and airy lounge, and a dining room featuring French doors that open onto the rear garden. The stylish fitted kitchen is equipped with modern wall and floor units as well as integrated appliances, creating a perfect space for everyday living and entertaining.

To the first floor, you will find three well-proportioned bedrooms, including a main bedroom with a recently fitted en-suite shower room. The family bathroom is also newly fitted and is finished to a contemporary standard, complete with a WC and overhead shower.

Externally, the property benefits from a garage providing secure parking and a lovely, sunny rear garden with a lawned area and patio, ideal for relaxing or family gatherings. As you would expect from a modern home, the property is fully double glazed and benefits from gas central heating throughout.

Greenrigg Place is a highly sought-after location, offering excellent access to a range of local amenities. There are a variety of shopping outlets nearby, along with convenient travel links such as the A19. The area also benefits from good local schools catering to both primary and secondary education needs.

If you are seeking a modern family home that truly ticks all the boxes, this property is one not to be missed. To arrange a viewing or for further information, please contact our Tynemouth branch on 0191 257 2000.

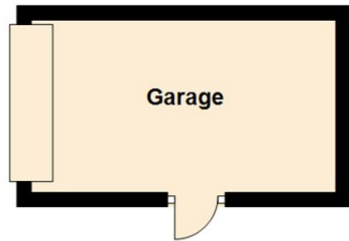
Tenure

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

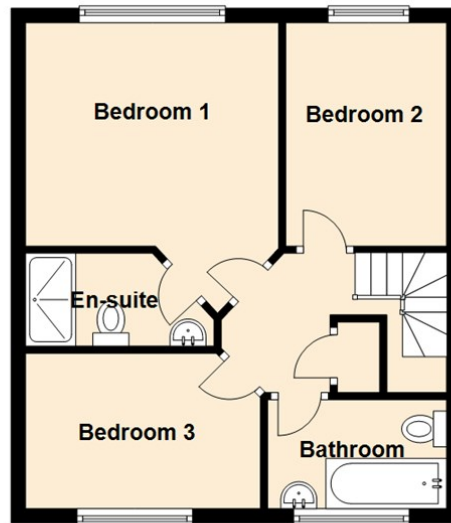
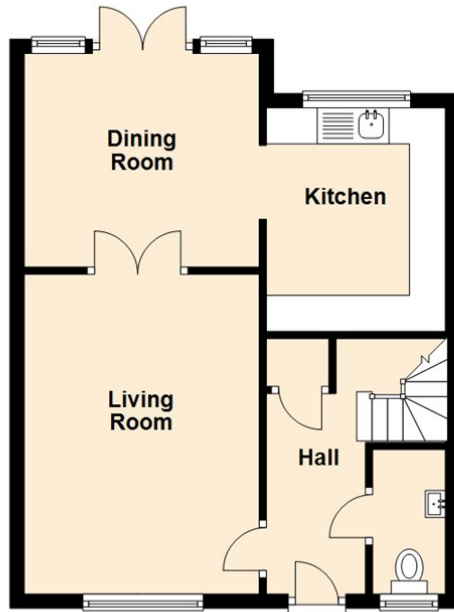
Council Tax band: B



Ground Floor



First Floor



Living Room 14'7" x 10'8" (4.45 x 3.27)

Dining Room 9'8" x 10'8" (2.97 x 3.27)

Kitchen 10'2" x 8'2" (3.11 x 2.49)

Bedroom One 11'9" x 10'10" (3.59 x 3.31)

Bedroom Two 10'3" x 7'4" (3.13 x 2.24)

Bedroom Three 7'1" x 10'8" (2.16 x 3.27)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(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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