



 Jan Forster

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Hartington Road | Cullercoats | North Shields | NE30 3SF

Price £250,000



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- Popular Location
- Two Double Bedrooms
- Front and Rear Gardens
- Freehold
- Close To Beach
- No Onward Chain
- Off Street Parking
- Close To Amenities
- Ideal Starter Home
- Call For More Information



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**** Video Tour on our YouTube Channel | <https://youtu.be/F7BtSgC9uX8> ****

Positioned on the ever-popular Hartington Road in North Shields, this well-presented two-bedroom semi-detached home is offered for sale with the advantage of no onward chain.

The ground floor welcomes you with an entrance hallway leading to a bright and inviting lounge that opens into a through dining room, creating a spacious and sociable living area and features French doors out to the rear. The modern kitchen is fitted with wall and floor units along with an integrated oven and hob and also provides access to a convenient utility room and a ground-floor WC. Upstairs, the first-floor features two double bedrooms along with a modern family bathroom fitted with a stylish four-piece suite. Further benefits include gas central heating and double glazing.

Externally, the home enjoys a pleasant frontage with a garden and driveway, while to the rear you will find a charming garden complete with a decked seating area, a lawn, and attractive planted borders - an ideal spot for relaxing or entertaining.

This property is superbly located, just a short commute from Tynemouth Longsands Beach and within easy reach of an excellent range of local amenities including cafés, bars, and restaurants. The A1058 Coast Road is close by, offering a direct route into Newcastle City Centre, and the area benefits from strong public transport links, including major bus routes. Families will appreciate the proximity to highly regarded schools, making the home an appealing choice for a range of buyers.

Living at the coast offers a wonderful lifestyle, combining a relaxed pace of life with access to the award-winning Blue Flag coastline. For further information or to arrange a viewing, please contact our Tynemouth branch on 0191 257 2000.

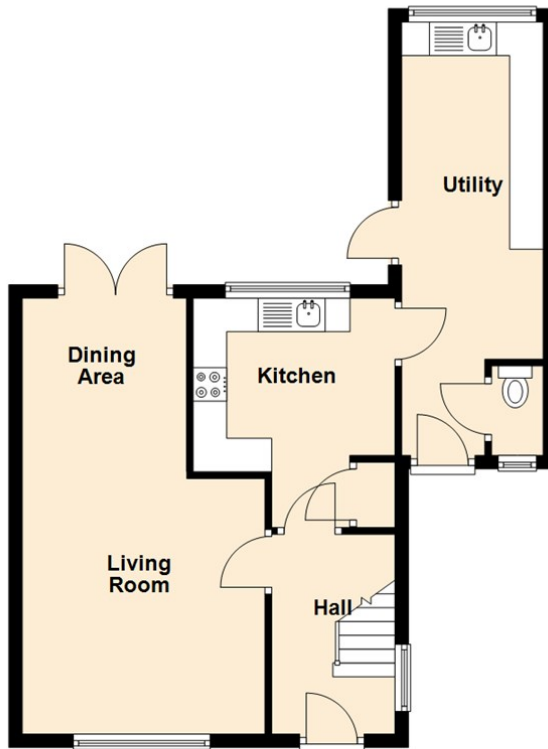
Tenure

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

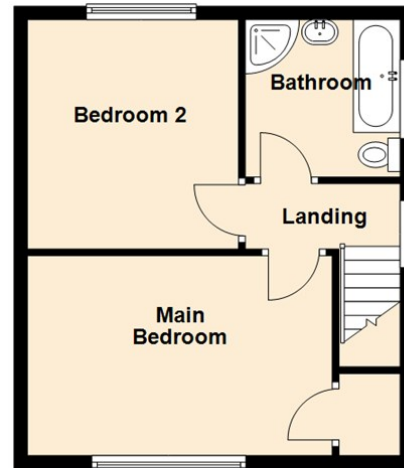
Council Tax Band: B



Ground Floor



First Floor



Living Room 12'5" x 11'10" (3.81 x 3.62)

Dining Area 8'5" x 8'0" (2.59 x 2.45)


Kitchen 7'8" x 9'10" (2.35 x 3.01)

Utility 21'2" x 6'11" (6.46 x 2.11)

Main Bedroom 9'8" x 14'11" (2.96 x 4.55)

Bedroom Two 11'2" x 10'4" (3.42 x 3.15)

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		
England & Wales		EU Directive 2002/91/EC 

The difference between house and home

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