





- **Semi Detached Bungalow**
- **Two Bedroom Home**
- **Great Location**
- **Gas Central Heating**
- **Freehold Property**
- **No Onward Chain**
- **Conservatory To Side**
- **Good Sized Drive**
- **Handy For The Metro**
- **Viewing Essential**





**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/dg8MJyKcfXQ> \*\***

Available with the benefit of no onward chain, this charming modest sized Bungalow could be the perfect property if you are looking to downsize into a more manageable home.

The property briefly comprises: - entrance hall, spacious lounge dining room with storage, two double bedrooms, kitchen with fitted units and integrated oven and hob, modern bathroom WC with shower over the bath and under sink storage, and there is also a sunny conservatory. As you would expect the property is warmed with gas central heating and has double glazing.

Externally there is a sizeable driveway to the front for off street parking and there is a private garden to the rear with a patio area and lawn.

Perfectly positioned in a popular area of West Monkseaton, offering easy access to Metro links, shopping facilities, and connecting roads A19 for North and South of the Tyne. Whitley Bay is only a short distance away for stunning sandy beach walks stretching along the sea front into Cullercoats and Tynemouth. Popular schools in the area are within walking distance and Whitley Bay town centre offers a variety of shops and cafes.

In order to get a real feel for this home you should view the property as soon as possible. This will give you a much better understanding of how charming this property is. For more information, please call our Coastal 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 \*B\*.

## Ground Floor



Lounge 17'8" x 10'3" (5.39 x 3.13)

Kitchen 9'7" x 9'4" (2.93 x 2.86)

Conservatory 9'5" x 8'0" (2.88 x 2.44)

Bedroom One 11'1" x 10'4" (3.38 x 3.17)

Bedroom Two 7'11" x 7'0" (2.42 x 2.15)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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