







3



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- Semi-Detached House
- Three Bedrooms
- Fabulous Summerhouse
- Sought-After Area
- Transport Links
- Superbly Presented
- Extended Kitchen-Diner
- Front, Side & Rear Gardens
- Local Facilities
- Council Tax Band: B







Jan Forster Estates are delighted to welcome to the sale market this extended, three-bedroom, semi-detached family home, positioned on a corner plot in a desirable area in Tynemouth.

The accommodation has been tastefully upgraded to a high standard by the current owners and is beautifully presented throughout. To the ground floor, the layout comprises an inviting entrance hallway with useful storage, a comfortable lounge, and a stunning open-plan kitchen-diner fitted with an extensive range of wall and base units, integrated appliances, and a stylish bar island, with French doors leading out to the garden. Off the landing to the first floor, you are presented with three bedrooms- the main one benefitting from a built-in wardrobe, along with a modern family bathroom WC.

Externally, the property boasts easy-to-maintain gardens to the front, side and rear, perfectly suited for alfresco dining and summer entertaining, complemented by a superb summerhouse complete with power, heating, and lighting.

This enviable location is only a short distance from Tynemouth long sands beach, and a fabulous variety of local amenities are within easy reach- this includes shops, cafes, bars, and restaurants. A great market is also available in Tynemouth metro station, which has a wide variety of products and food. The A1058 Coast Road is close by, so you have a direct route to Newcastle city centre. There are great links to public transport facilities, including prime bus routes and the Metro service. For the growing family, the property is positioned close to very well-regarded schools.

Viewing is highly recommended to appreciate the accommodation on offer. To book yours or for more information, please, call our coastal sales office on 0191 257 2000.

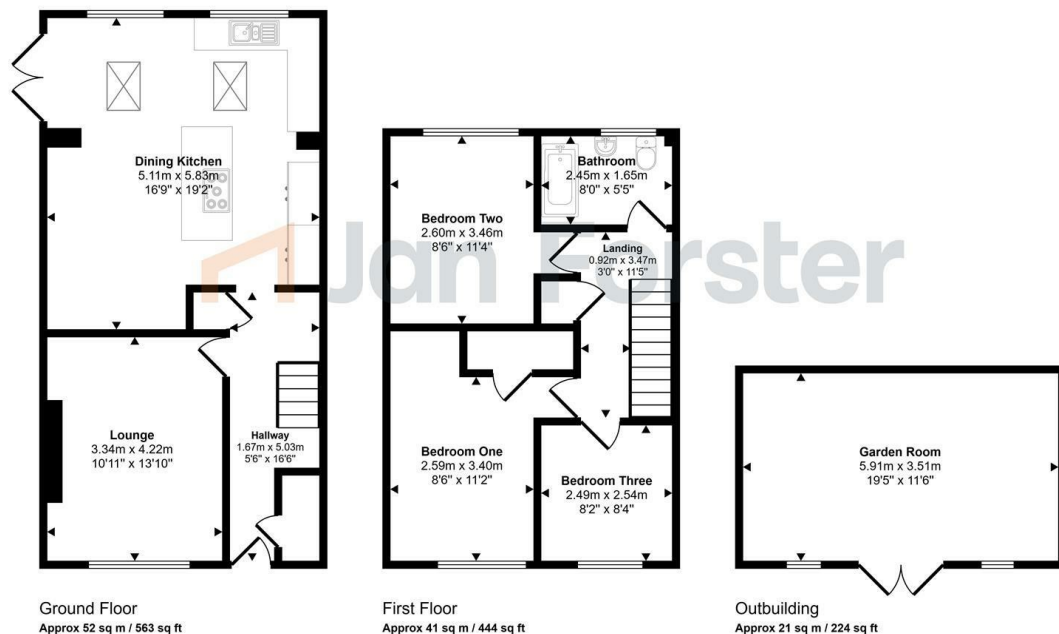
#### Tenure

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

Council Tax Band: B



Approx Gross Internal Area  
114 sq m / 1231 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Lounge 13'10" x 10'11" (4.22 x 3.34)

Kitchen-Diner 19'1" x 16'9" (5.83 x 5.11)

Garden Room 19'4" x 11'6" (5.91 x 3.51)

Bedroom One 11'1" x 8'5" (3.40 x 2.59)

Bedroom Two 11'4" x 8'6" (3.46 x 2.60)

Bedroom Three 8'3" x 8'2" (2.54 x 2.49)

360° Tour

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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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