





 Jan Forster



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- Fantastic Corner Plot
- Three Reception Rooms
- Gated Side Access
- Handy For Shops
- Freehold
- Two Bedroom Bungalow
- Gardens To Three Sides
- Detached Garage
- Bright and Airy
- Viewing A Must



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

This delightful two-bedroom semi-detached bungalow is positioned on the ever-popular Roxby Gardens in North Shields. Occupying a lovely corner plot, the property enjoys a bright and airy feel throughout and will appeal to those seeking both convenience and comfort of single-level living.

Ideally located close to many popular Tyneside attractions. With excellent transport links nearby, including the A19 and Coast Road. Local amenities such as The Silverlink Shopping Park and Royal Quays Outlet Centre are just a short drive away, while the beautiful coastline and beaches are also within easy reach. The area is particularly well-suited for growing families, with a good selection of well-regarded schools close by.

The accommodation briefly comprises an entrance lobby leading to a welcoming hallway with storage, a spacious lounge with a bay window, a separate dining room with sliding doors opening into a sunroom, a well-appointed kitchen with fitted wall and floor units, two double bedrooms, and a modern shower room with WC. Further benefits include gas central heating and double glazing throughout.

Externally, there is an easy to maintain paved garden to the front and side and there is a beautiful, well stocked rear garden, with a patio area and lawn. A perfect space to relax in the warmer months. There is also a detached brick-built garage, with power and hard standing with room for a second vehicle. This can be accessed independently from the side of the property or the rear garden.

Viewing is essential to fully appreciate what this charming home has to offer. For more information or to arrange a viewing, please contact our Tynemouth branch on 0191 257 2000.

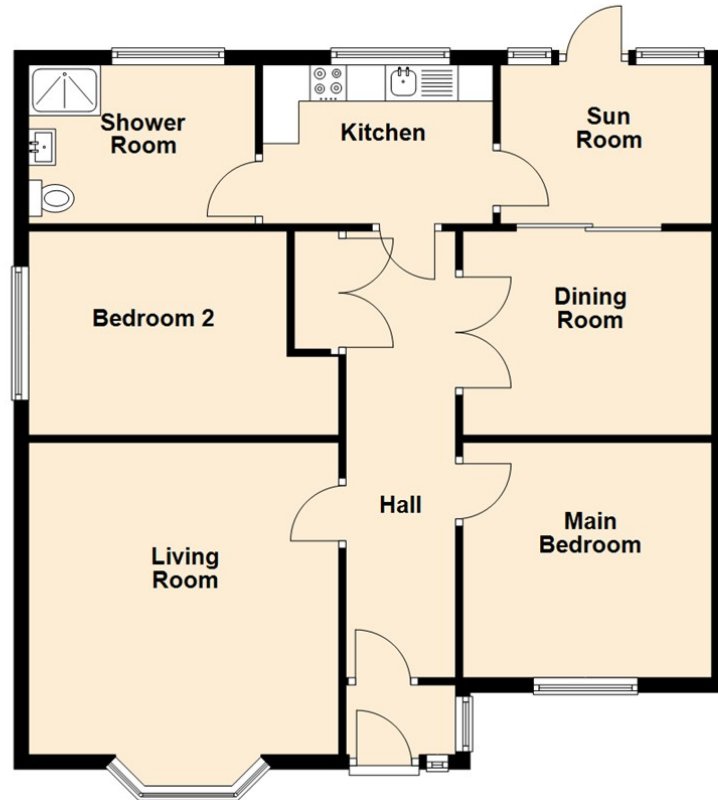
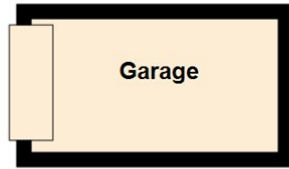
Tenure

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

Council Tax band: B



Ground Floor



Living Room 14'1" x 14'0" (4.30 x 4.27)

Kitchen 7'2" x 10'5" (2.19 x 3.19)

Dining Room 9'2" x 11'3" (2.81 x 3.43)

Sun Room 9'6" x 7'2" (2.91 x 2.19)

Main Bedroom 10'7" x 11'3" (3.24 x 3.43)

Bedroom Two 9'2" x 11'8" (2.81 x 3.56)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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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