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- For Sale by Modern Auction • T & C's Apply
- Subject to Reserve Price • Buyers Fees Apply
- Off Street Parking • Two Reception Rooms
- Front and Rear Gardens • Freehold
- Council Tax Band *C* • Short Drive to Beach





THREE BEDROOM PROPERTY IN GENEROUS PLOT

For sale by Modern Method of Auction: Starting Bid Price £285,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

This three-bedroom, semi-detached home is located in a quiet cul-de-sac on Torver Way in the highly sought-after Marden area of North Shields. The property is offered with no upper chain and would be perfect for families or those looking to settle in a peaceful residential location.

Internally the property briefly comprises: - entrance hallway with storage, bright and airy lounge with a bay window, dining room with patio doors access to the rear and a good sized kitchen with fitted units and an integrated oven and hob. To the first floor there are three bedrooms, two with fitted wardrobes, and there is a family bathroom WC. Further benefits include gas central heating and double glazing.

Externally there is a garden to the front alongside a driveway leading to the attached garage. There is also a garden to the rear with a patio area and lawn.

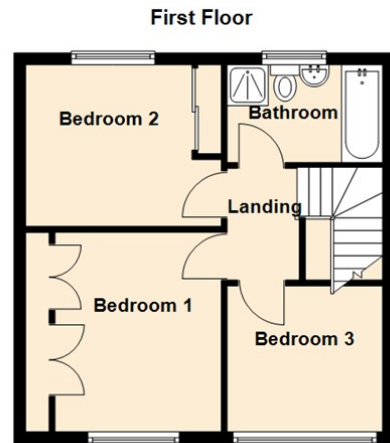
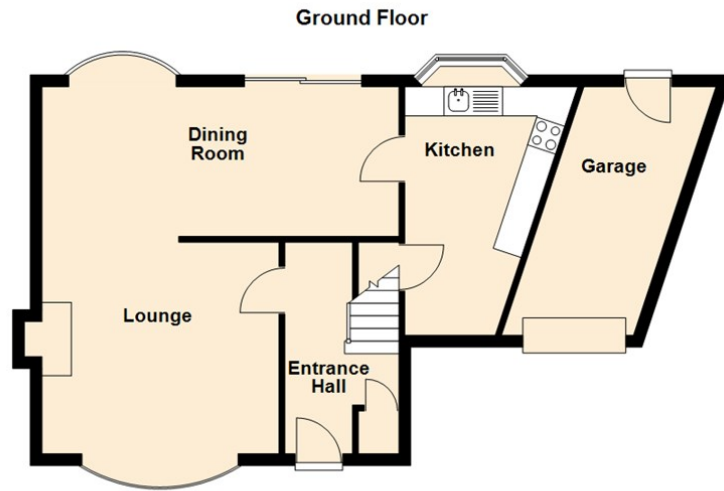
The location is only a short distance from Tynemouth Long Sands beach and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. The A1058 Coast Road is close by so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well-regarded schools.

For more information and to book a viewing, please call our team on 0191 236 2070.

Tenure

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

Council Tax band *C*



Lounge 13'4" x 13'3" (4.08 x 4.05)

Kitchen 15'3" x 15'1" (4.65 x 4.62)

Dining Room 19'10" x 8'2" (6.06 x 2.50)

Bedroom One 12'0" x 8'11" (3.67 x 2.73)

Bedroom Two 10'8" x 9'4" (3.27 x 2.85)

Bedroom Three 8'10" x 8'9" (2.70 x 2.67)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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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Contact Us: 0191 236 2070

