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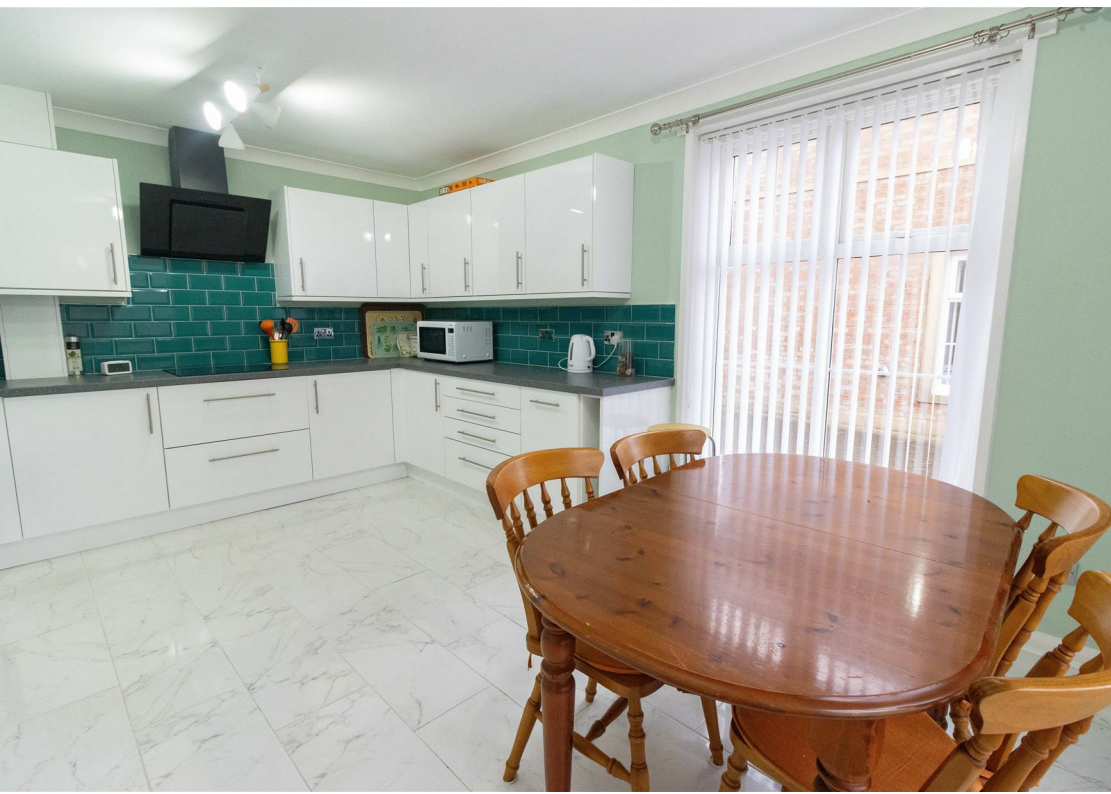


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- No Onward Chain
- Fantastic Location
- Three Bedrooms
- Council Tax Band *D*
- Viewing Recommended
- Detached Family Home
- Detached Garage
- Ground Floor WC
- Close To Fish Quay
- Call For More Information





**** Video Tour on our YouTube Channel |
<https://youtu.be/fEOKdbm2MmE> ****

This delightful, three bedroom detached home presents an excellent opportunity for families and individuals alike. Offered for sale with the benefit of no upper chain.

Briefly comprising to the ground floor: - entrance hallway with WC and storage, bright and airy lounge with dual aspect windows, a sunny conservatory with French door access to the rear and a kitchen dining room with fitted units, integrated oven and hob and complementing work surfaces. To the first floor there are three good sized bedrooms, two with built in storage and there is a modern family shower room WC. The property further benefits from gas central heating and double glazing.

Externally, there is an easy to maintain town garden to the front and there is a paved garden to the rear with a detached garage and space for off street parking.



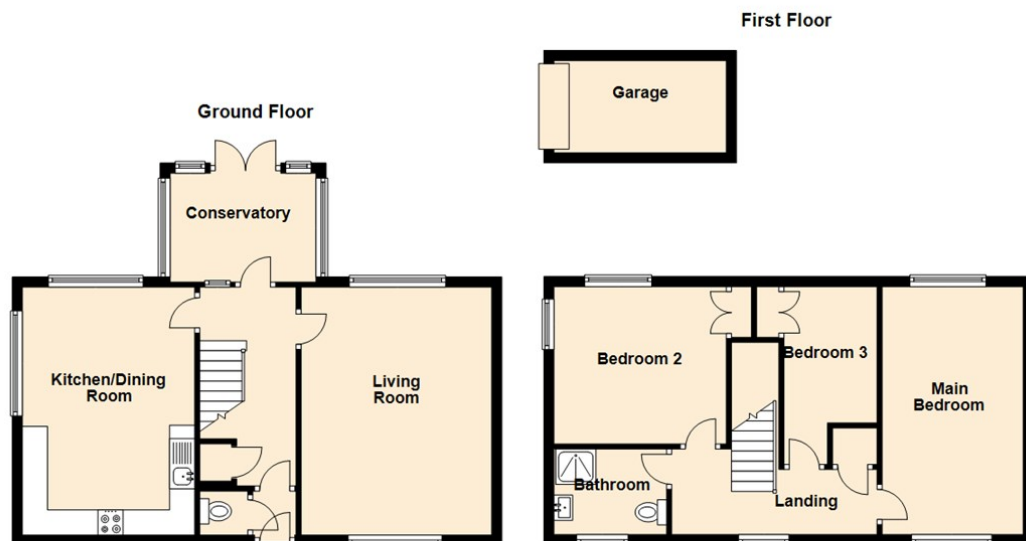
The property is positioned in a fantastic location, within walking distance of The Fish Quay, along with a fabulous variety of local amenities including cafes, bars, and restaurants. King Edwards Bay and Tynemouth Longsands beach are only a short commute away and there are good transport links and prime bus routes nearby. 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 Tynemouth branch on 0191 257 2000.

Tenure

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

Council Tax band *D*.




Living Room 16'1" x 12'4" (4.92 x 3.78)

Kitchen/Dining Room 16'1" x 11'2" (4.92 x 3.42)

Main Bedroom 16'1" x 9'2" (4.92 x 2.80)

Bedroom Two 10'2" x 11'2" (3.12 x 3.42)

Bedroom Three 8'10" x 6'0" (2.71 x 1.85)

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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