





- Semi-Detached Home
- Extended To The Rear
- Ideal Family Home
- Detached Garage
- Viewing Recommended
- Five Bedrooms
- Three Storey Living
- Wood Burning Stoves
- Council Tax Band *C*
- Call For More Information





This beautifully presented, five bedroom semi-detached home has been thoughtfully extended to providing generous living space across three floors. The layout has been designed with family life in mind.

The property is located just a short walk from Whitley Bay's bustling town centre and close to its picturesque coastline. This estate offers the perfect blend of peaceful, suburban living with exceptional access to all the conveniences you need. Whether it is local shops, restaurants, or a host of other amenities, everything is right on your doorstep.

Internally the property is made up of a welcoming entrance hallway with a WC under the stairs, double doors open to the bright and airy lounge with a bay window and there are double doors leading from here to a second reception room. The fantastic, extended kitchen dining room features a lantern roof, French doors to the rear, stylish fitted units, integrated appliances and a breakfast bar. To the first floor there are three bedrooms, the main with an en suite and there is also a modern bathroom WC with shower over the L-shaped bath. To the second floor there are a further two bedrooms, along with a WC and storage off the landing.



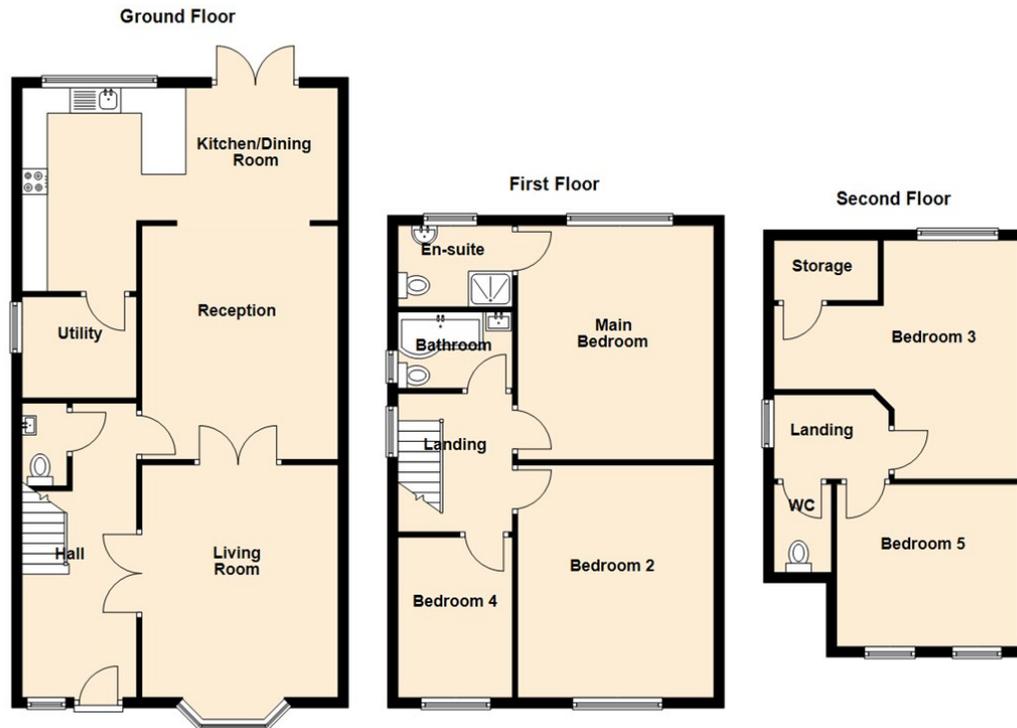
Externally there is an easy to maintain garden to the front and there is a garden to the rear with a patio area, lawn and raised planters.

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 *C*.



- Living Room 14'11" x 12'8" (4.55 x 3.87)
- Reception 14'11" x 12'9" (4.57 x 3.91)
- Kitchen/Dining Room 13'1" x 20'5" (3.99 x 6.23)
- Utility 6'5" x 7'4" (1.98 x 2.26)
- Main Bedroom 15'0" x 12'8" (4.58 x 3.87)
- Bedroom Two 14'10" x 12'4" (4.53 x 3.78)
- Bedroom Three 15'3" x 8'1" (4.67 x 2.47)
- Bedroom Four 10'3" x 7'4" (3.14 x 2.26)
- Bedroom Five 10'5" x 11'9" (3.18 x 3.60)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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