







- Popular Location
- No Onward Chain
- Ground Floor Wet Room
- Double Glazing
- Viewing Recommended
- Two Double Bedrooms
- Front and Rear Gardens
- Gas Central Heating
- Council Tax Band \*A\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/d1z0NAJfQm4> \*\***

This two-bedroom semi-detached family home is positioned on the popular Clara Avenue in Shiremoor. Offered for sale with the benefit of no onward chain.

The property which is ready for immediate viewing briefly comprises to the ground floor: - entrance hall, bright and airy lounge, kitchen with fitted units and a handy ground floor wet room. To the first floor you are presented with two double bedrooms; the main with built-in wardrobes. The property further benefits from gas central heating and double glazing.

Externally there are easy to maintain gardens to both the front and rear and there is an open aspect to the front. There is also a detached garage to the rear.

The location of this property is without doubt extremely central, and close to a wealth of amenities. You have easy access to transport links including the A19 and Coast Road. Local amenities including Boundary Mills, The Silverlink Shopping Park and the Royal Quays shopping outlet are only a short distance away and the beach is also within easy reach. For the growing family, the property is close to well-regarded schools.

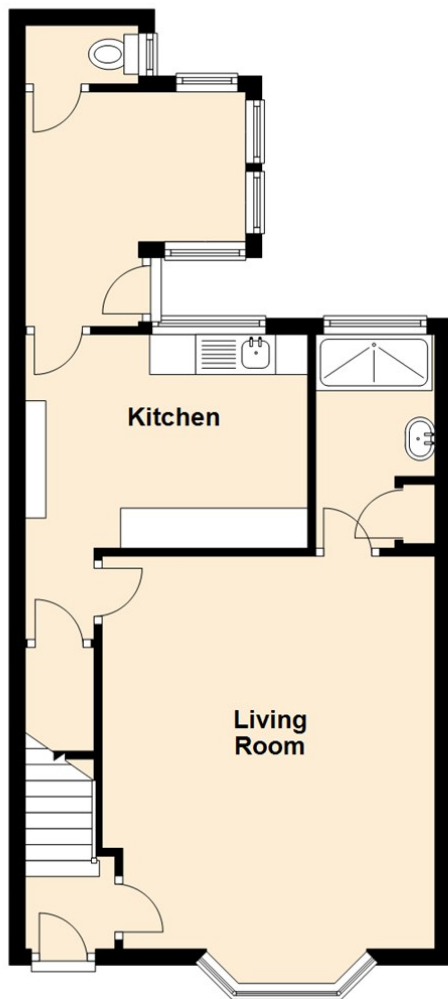
For more information and to book a viewing, please call our Tynemouth branch on 0191 257 2000.

#### Tenure

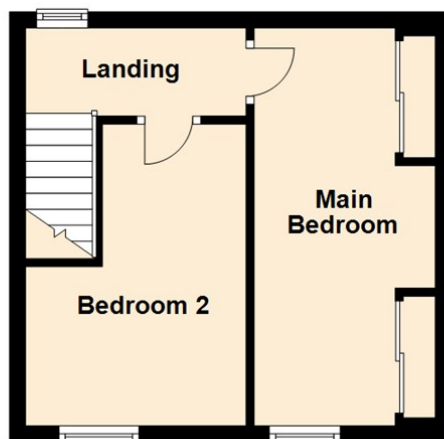
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.

Ground Floor



First Floor

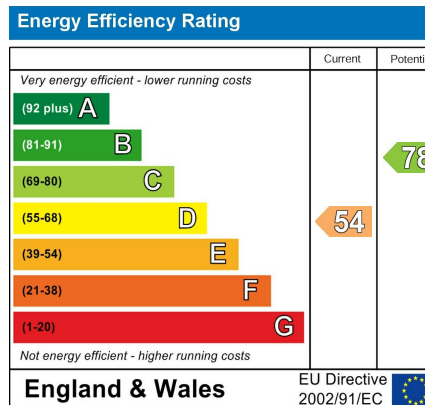


Living Room 16'1" x 13'7" (4.91 x 4.16)

Kitchen 12'5" x 11'6" (3.81 x 3.53)

Main Bedroom 16'3" x 7'4" (4.97 x 2.26)

Bedroom Two 12'8" x 9'0" (3.87 x 2.76)



## The difference between house and home

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