





- Available To View
- Gas Central Heating
- Loft Space/Storage
- Integral Garage
- Leasehold
- Modern Detached House
- Double Glazing
- Two En-suites
- Gardens Front /Rear
- Viewing Essential





A fabulous modern build detached house that offers the buyer a great home for modern family demands.

The property briefly comprises;- hallway, downstairs WC, lounge, modern kitchen diner, family room with French doors leading to rear garden and utility room. To the first floor there are four bedrooms; the main and bedroom two with en-suite facilities, and there is also a family bathroom. The loft of this property has been converted to provide an additional versatile storage area. Further benefits include gas central heating and double glazing. Externally there are gardens to the front and rear along with a driveway leading to an integral garage.

The geographical position is very much in demand and we are seeing a surge in demand for property. The location offers a great lifestyle choice. There are well regarded schools to take advantage of for your family, plenty of shops and travel links and of course access to the Metro service. Living at the coast of course comes with the benefit with having stunning beaches on your door step.

Viewings are highly recommended. For more information please call our Tynemouth branch on 0191 257 2000.

Tenure

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

COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band *D*.





Lounge 11'9" x 15'1" (3.59 x 4.62)

Dining Room 8'3" x 11'11" (2.52 x 3.65)

Kitchen 18'2" x 11'0" (5.54 x 3.36)

Bedroom One 15'5" x 11'6" (4.71 x 3.53)

Bedroom Two 8'3" x 16'3" (2.52 x 4.96)

Bedroom Three 7'8" x 9'4" (2.36 x 2.87)

Bedroom Four 7'9" x 8'9" (2.37 x 2.67)

Loft Space 18'4" x 14'6" (5.60 x 4.44)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	76	
(69-80) C		
(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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