





- Semi Detached Bungalow
- Three Bedroom Home
- Spacious Lounge
- Gas Central Heating
- Central Location
- Over Two Floors
- Double Glazed
- Freehold Property
- Handy For The Coast
- Council Tax *C*





**** Video Tour on our YouTube Channel | <https://youtu.be/muAW-9T7iH0> ****

Positioned on this well established estate, the opportunity to purchase this semi detached bungalow is now available to the purchaser seeking a generous sized property. Offered for sale with the benefit of no upper chain.

Internally the property briefly comprises:- entrance lobby, hall, spacious living room, kitchen, utility room and three bedrooms. The loft area has been converted into a third bedroom which also has a WC. This room is registered with the council in 1975 and now states historical building regulation approval. Externally there is a garden to the rear and a garden to the front along with off street parking.

The location of this property is without doubt extremely central and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the coast or Newcastle City Centre. There is also good links to public transport facilities which include prime bus routes. You are also within easy striking distance of well regarded schools. Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coast line.

Viewings come strongly recommended. For more information and to book your viewing, contact our sales team on 0191 257 2000.

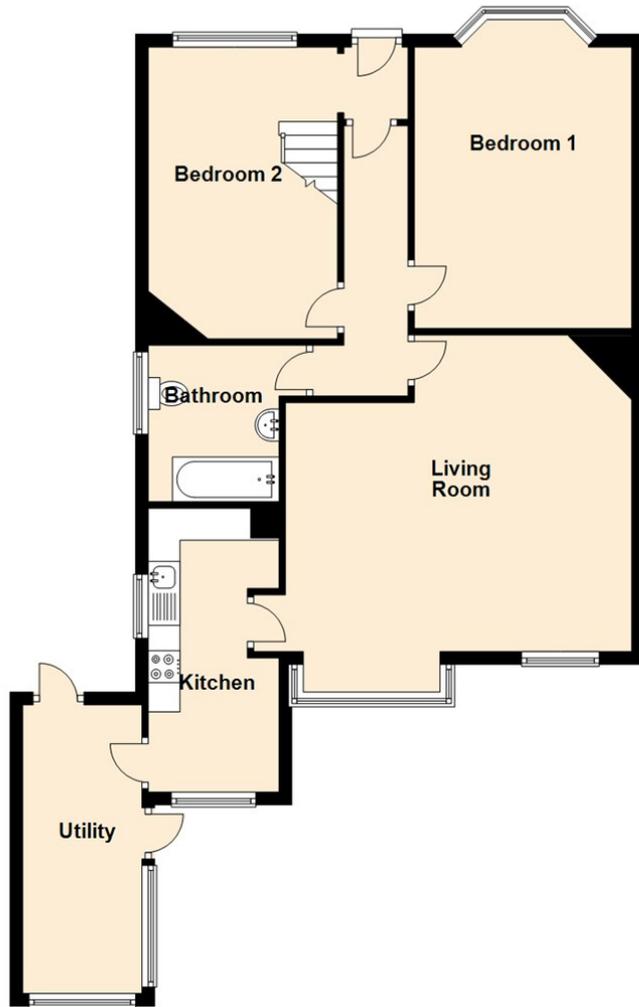
Tenure

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

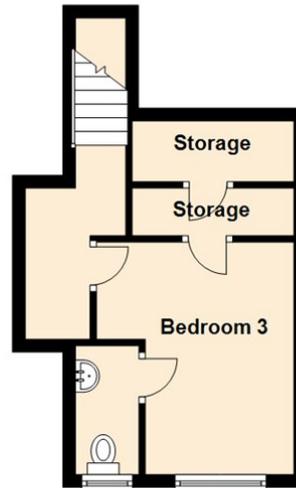
Council tax band *C*.



Ground Floor



First Floor



Living Room 16'2" x 19'6" (4.95 x 5.96)

Kitchen 14'6" x 5'1" (4.44 x 1.56)

Utility 14'9" x 6'2" (4.51 x 1.88)

Bedroom One 14'5" x 11'3" (4.40 x 3.43)

Bedroom Two 14'2" x 10'6" (4.33 x 3.21)

Bedroom Three 11'9" x 9'11" (3.60 x 3.03)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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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