







3



2



1

- Semi Detached House
- Three Bedroom Home
- Extended Family Room
- Outside Recreation Building
- Double Glazed
- Stunning In Presentation
- Open Plan Kitchen
- South Facing Garden
- Gas Central Heating
- Freehold Property







Matterport 360° Tour | <https://my.matterport.com/show/?m=ishCQG4tcUA>

This stunning and much improved semi-detached property is positioned in a sought after location, and will appeal to the buyer looking for a quality family home.

Internally the property briefly comprises to the ground floor; welcoming entrance hall with WC, bright and airy lounge with walk-in bay window, a well appointed kitchen with a range of fitted units and a feature fire along with access to a charming family room to the rear which boasts Velux windows and French doors leading out to the rear garden. On the first floor there are three good-sized bedrooms and a modern family bathroom WC with shower over the bath and under sink storage.

Externally there is a paved driveway to the front with space for two cars, and there is a beautiful garden to the rear, with patio areas, a lawn and a fantastic garden room with lantern roof; a perfect space to relax or entertain in the warmer months.

This location really is second to none and does provide all the infrastructure and amenities that you could possibly require. Public travel links are close by and will provide you with bus routes to main Tyneside centres. You are also within walking distance of a Metro station which will offer you access to Newcastle City Centre in some twenty minutes. The Tyne Tunnel is within easy striking distance which will get you going south bound on the A19. The A1066 is close by linking you to the Town and all surrounding Tyneside locations. North Shields Fish Quay is also within easy reach; a real attraction, offering an array of bars, shops and great restaurants.

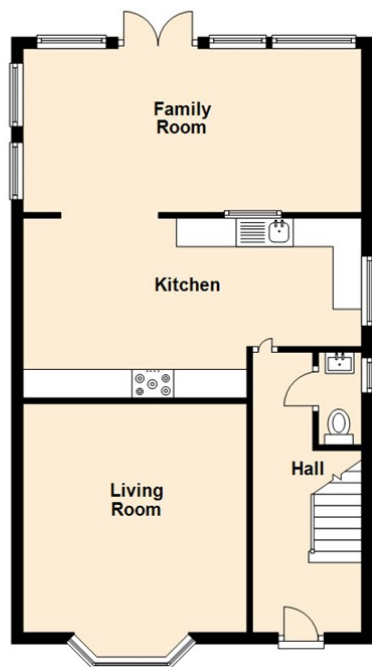
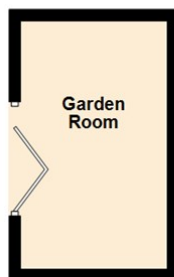
For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

#### Tenure

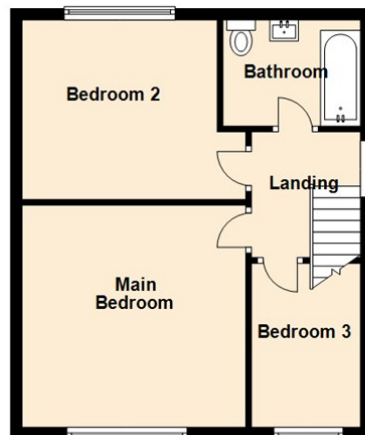
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C

Ground Floor



First Floor



## The difference between house and home

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Living Room 13'1" x 12'10" (4.01 x 3.92)

Kitchen 10'4" x 19'5" (3.15 x 5.93)


Family Room 9'4" x 19'5" (2.87 x 5.93)

Main Bedroom 12'9" x 12'10" (3.89 x 3.92)

Bedroom Two 10'3" x 11'2" (3.14 x 3.42)

Bedroom Three 9'4" x 6'3" (2.87 x 1.91)

### Energy Efficiency Rating

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

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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