





- 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.

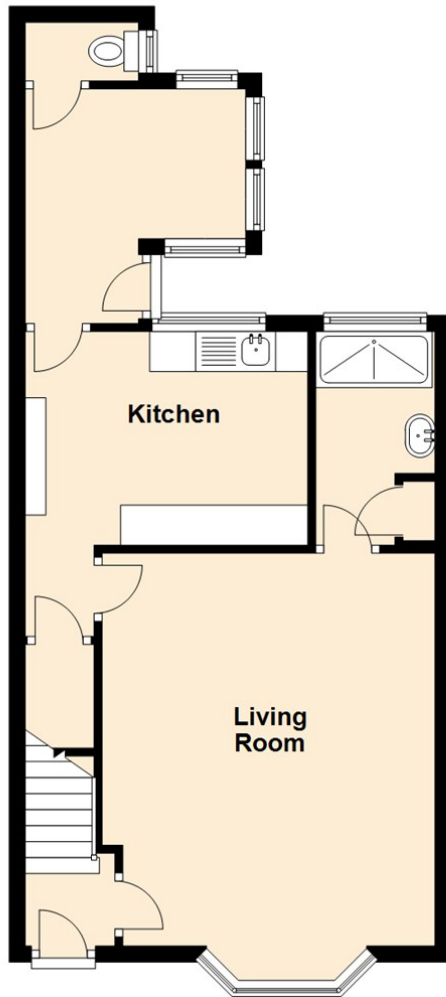
Tenure

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

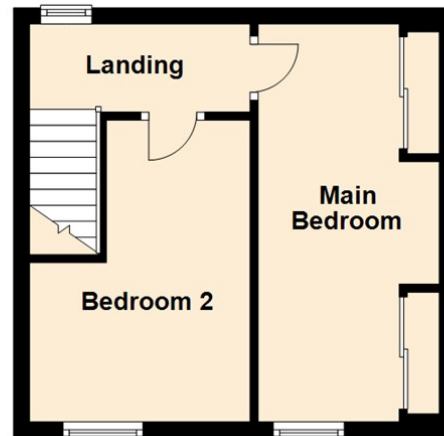
Council Tax band *A*.



Ground Floor



First Floor



The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	78
England & Wales <small>EU Directive 2002/91/EC</small>		

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



www.janforsterestates.com

