





3



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- Semi-Detached House
- Exclusive Location
- Three Bedrooms
- Overlooking The Golf Course
- Great Family Home
- Generous Sunny Garden
- Freehold
- Council Tax Band *D*
- Viewing Recommended
- Solar Panels (Owned)





** Video Tour on our YouTube Channel | <https://youtu.be/ho-HFMpkcDU>
**

Nestled in the exclusive West Dene Drive an offering extensive views over Tynemouth Golf Course, this immaculate, three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home.

As you enter, you are greeted by a spacious hallway leading to a delightful reception room, perfect for both relaxation and entertaining. The open-plan kitchen is equipped with fitted appliances, a breakfast bar and sliding doors out to the rear garden. To the first floor there are three bedrooms and an opulent family bathroom WC with four-piece suite. the property further benefits from gas central heating and double glazing.

Externally there is a garden to the front with a driveway leading to the generous attached garage. There is also a delightful garden to the rear with a patio area and lawn.

One of the standout features of this property is its stunning views overlooking the nearby golf course, providing a picturesque backdrop to daily life.

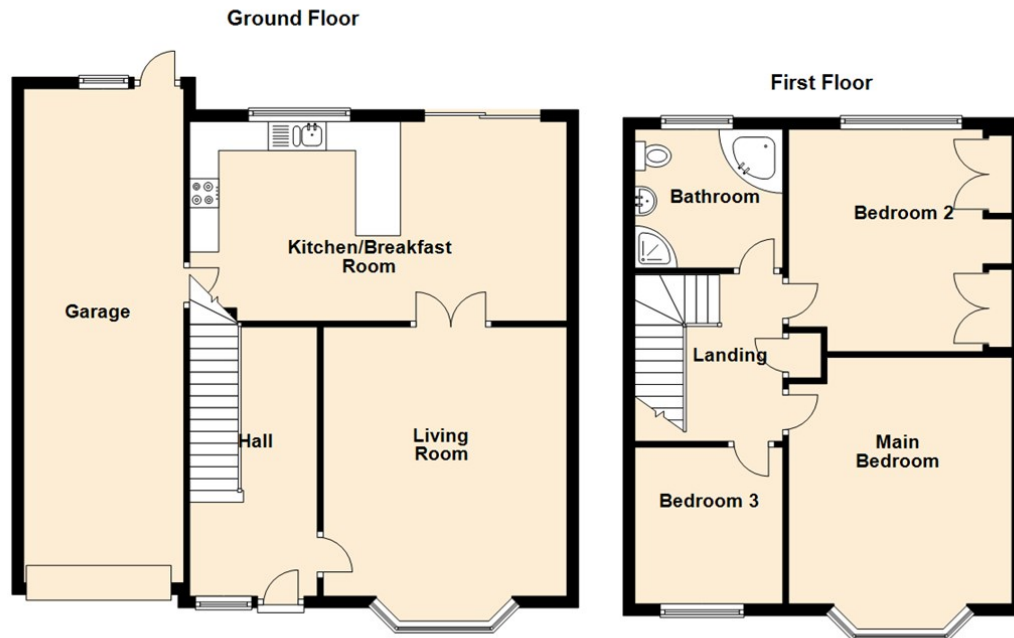
With its combination of space, comfort, and an enviable setting, this semi-detached house is a must-see for anyone looking to settle in North Shields. Please call our Tynemouth branch for more information on 0191 257 2000.

Tenure

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

Council Tax band *D*.





Living Room 15'2" x 13'9" (4.64 x 4.20)

Kitchen/Breakfast Room 11'3" x 21'3" (3.44 x 6.50)

Main Bedroom 13'11" x 12'7" (4.25 x 3.85)

Bedroom Two 12'6" x 12'7" (3.83 x 3.85)

Bedroom Three 8'10" x 8'4" (2.70 x 2.55)

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		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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