





- End Link House
- Open Plan Living Room
- Lovely Parks Nearby
- Council Tax Band \*B\*
- Garden Office With Power and Heating
- Three Bedroom Home
- Extended Kitchen
- Freehold Property
- Viewing Recommended
- Call For More Information





This delightful, three-bedroom end link house presents an excellent opportunity for families and professionals alike, and is positioned in the sought after Chirton Dene Way, North Shields,

Internally the property briefly comprises to the ground floor: - entrance hallway with ground floor WC, spacious lounge with open plan stairs and an extended kitchen with fitted units, centre island and integrated oven and hob along with French doors access to the rear garden. To the first floor there are three bedrooms and a modern family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there is an easy to maintain garden to the front and one of the standout features of this home is the garden office to the rear, equipped with power and heating, making it an ideal space for remote work or a creative retreat. the property also has a private drive for parking at the rear.

The current owners have planning permission for a two storey side extension – further information on request.



The property is positioned in an enviable location, only a short walk from the Marina and close to a wealth of local amenities including cafes, bars, and restaurants along with shops at Royal Quays Retail Park. The A19 and A1058 Coast Road are close by, so you have a direct route to Newcastle City Centre. Public transport facilities including prime bus routes, and the Metro service are within easy reach and for the growing family, the property is well positioned for access to very well-regarded schools.

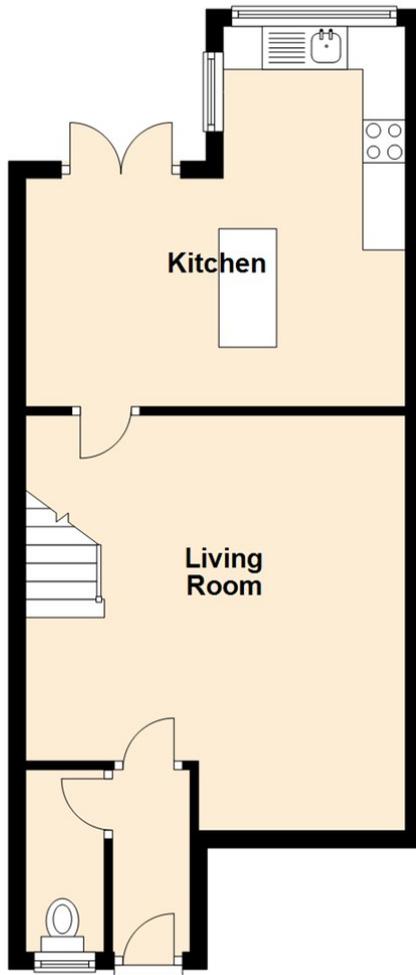
This is a perfect choice for those seeking a welcoming home in a vibrant community. For more information and to book a viewing please call our Tynemouth branch on 0191 257 200.

#### Tenure

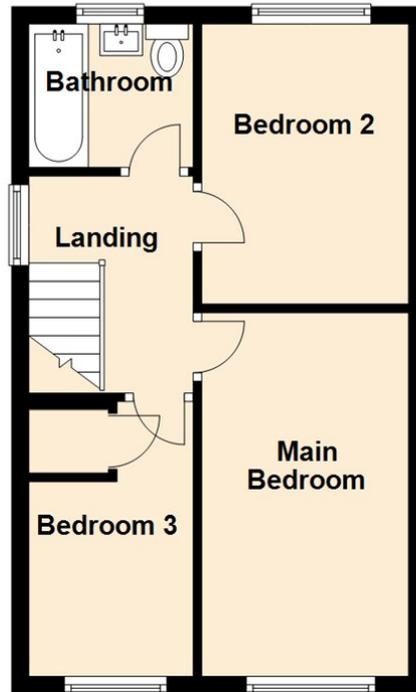
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*.

## Ground Floor



## First Floor



Living Room 15'10" x 14'7" (4.84 x 4.46)

Kitchen 8'8" x 14'7" (2.66 x 4.46)

Bedroom Two 10'8" x 7'11" (3.26 x 2.43)

Main Bedroom 13'10" x 7'11" (4.24 x 2.43)

Bedroom Three 10'5" x 6'3" (3.20 x 1.93)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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