







- **Semi Detached Bungalow**
- **Two Double Bedrooms**
- **No Onward Chain**
- **Newly Renovated**
- **Excellent Location**
- **Driveway and Garage**
- **Close To Coast**
- **Council Tax Band \*C\***
- **Viewing Essential**
- **Call For More Information**







**\*\* Video Tour on our YouTube Channel | [https://youtu.be/B\\_E-Inf7yMY](https://youtu.be/B_E-Inf7yMY) \*\***

This well presented, two-bedroom semi-detached bungalow is positioned in a desirable location and is offered for sale with the benefit of no upper chain.

Internally the property briefly comprises: - entrance hallway, spacious lounge dining room with access to a sunny conservatory, a newly fitted kitchen including an integrated oven, ceramic hob and hood, integrated fridge freezer, and access to the garage with a utility area at the back, plumbed for a washer. There are two double bedrooms, and a stylish re fitted shower room WC with storage under the vanity unit. Further benefits include gas central heating, double glazing, a full rewire, newly fitted radiators, carpets, flooring and an electric garage roller door.

Externally, the property boasts an easy-to-maintain garden to the front, with a driveway for off street parking, leading to the garage. There is also a generous, South-facing garden to the rear. A lovely space to relax in the warmer months.

Hampton Road in North Shields is a charming residential area, offering a blend of tranquillity and convenience, making it a highly desirable location for those looking to settle in the area. Only a short distance from Cullercoats and Tynemouth Long Sands beach, and a wealth of local amenities are within easy reach including cafes, bars, and restaurants. Marden Nature Reserve is also close by and perfect for anyone who enjoys nature walks and outdoor activities. Cullercoats Metro Station offers excellent transport links, making it easy to access Newcastle and other surrounding areas.

We anticipate a high level of interest and early viewing is advised. For more information, please call our Coastal team on 0191 257 2000.

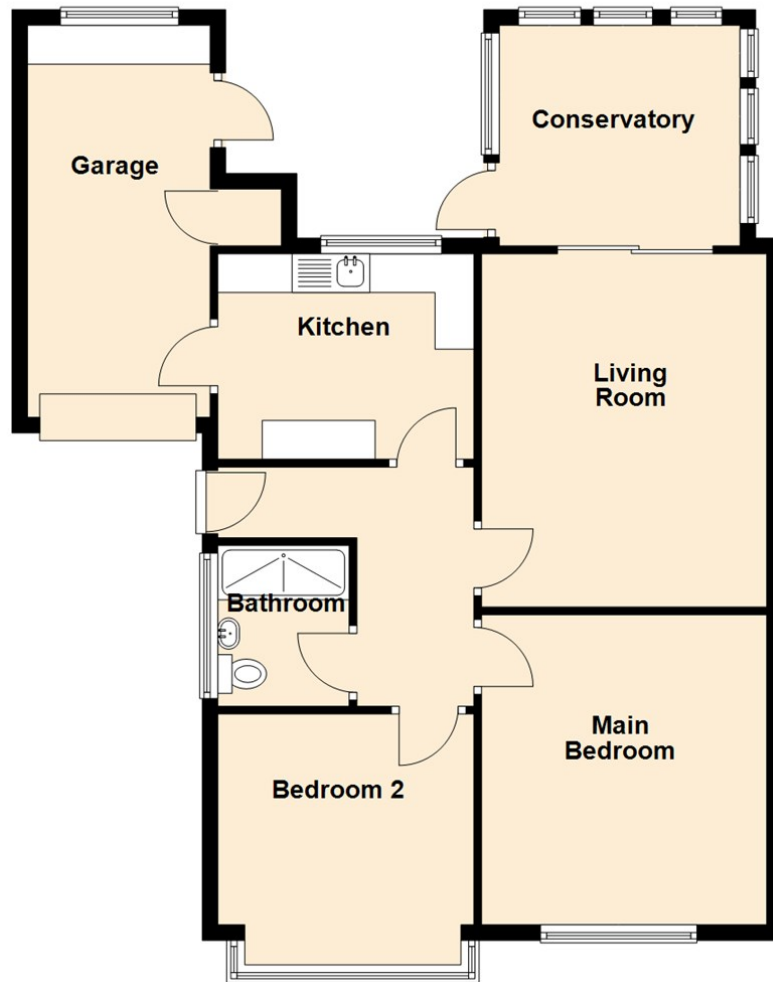
#### Tenure

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

Council Tax band \*C\*.



## Ground Floor




Living Room 14'11" x 12'0" (4.55 x 3.67)

Kitchen 8'8" x 10'9" (2.65 x 3.30)

Main Bedroom 13'1" x 12'0" (3.99 x 3.67)

Bedroom Two 8'10" x 10'9" (2.71 x 3.30)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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