







- No Upper Chain
- Two Double Bedrooms
- Generous Rear Garden
- Freehold
- Viewing Recommended
- Semi Detached
- Off Street Parking
- Garage
- Council Tax Band \*C\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/yNJqEQAD-F4>**  
**\*\***

This delightful two-bedroom, semi-detached family home is situated within the popular Embleton Road and will appeal to a variety of buyers including first time and buy to let investors.

Internally the property briefly comprises to the ground floor: - entrance porch, hallway with storage under the stairs, modern fitted kitchen and bright and airy lounge with sliding doors to the rear. To the first floor there are two double bedrooms and a family bathroom WC. Further benefits include gas central heating and double glazing.

Externally there is a garden and paved driveway to the front for off street parking, leading to the attached garage. There is also a well maintained garden to the rear with a generous lawn, an ideal space to relax in the warmer months.

The property is in a central location, close to a wealth of local amenities including cafes, bars, and restaurants, offering plenty of options for dining and socializing. The beach is within easy reach and perfect for enjoying the coastal walks. There are excellent transport links in the area including the A1058 Coast Road which makes accessing Newcastle City Centre quick and convenient. Public transport is also readily available, with key bus routes ensuring excellent connectivity. For growing family the property is well positioned for access to very well regarded schools.

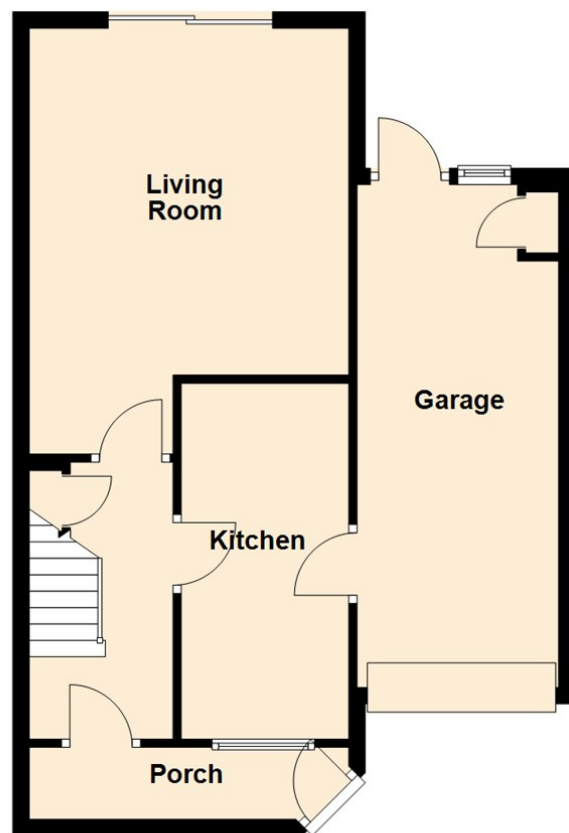
Please call our Tynemouth branch on 0191 257 2000 for more information and to book a viewing.

#### Tenure

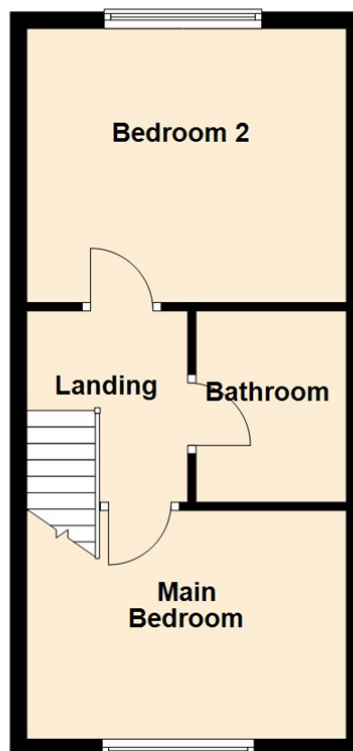
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band \*C\*.

Ground Floor



First Floor




Living Room 16'11" x 12'9" (5.18 x 3.89)

Kitchen 14'2" x 6'8" (4.33 x 2.04)

Main Bedroom 9'1" x 12'9" (2.79 x 3.89)

Bedroom Two 10'11" x 12'9" (3.34 x 3.89)

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		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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