





- Popular Location
- Ground Floor WC
- Close To Amenities
- Council Tax Band \*B\*
- Call For More Information
- Superbly Presented
- Off Street Parking
- Freehold
- Viewing Recommended
- Video Tour Available





\*\* Video Tour on Our YouTube Channel | <https://youtu.be/ml8z3HHZjgU>  
\*\*

Sold with no onward chain, this superbly presented two-bedroom mid-link house is an ideal starter home for those seeking modern living in a convenient location. The property boasts a contemporary design, having been built to a high standard, ensuring comfort and style throughout.

Briefly comprising to the ground floor: - entrance hallway, WC, kitchen with wall and floor units, complementing work surfaces and integrated oven and hob and a bright and airy lounge with French doors out to the rear garden. To the first floor there are two double bedrooms and a modern family bathroom WC with shower over the bath. Further benefits include gas central heating and double glazing.

Externally there is a driveway to the front and there is a garden to the rear with a patio area and lawn.

Location is key, and this home does not disappoint. Conveniently situated close to local shops and a supermarket, ensuring that daily necessities are just a short stroll away. Additionally, the property is handy for the Metro, providing excellent transport links to nearby areas and beyond.

Whether you are a first-time buyer or looking to downsize, this delightful home is ready to welcome you. For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

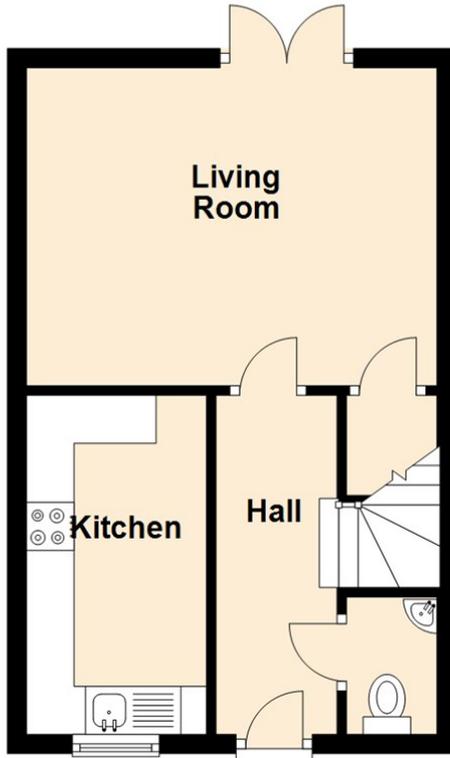
#### Tenure

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

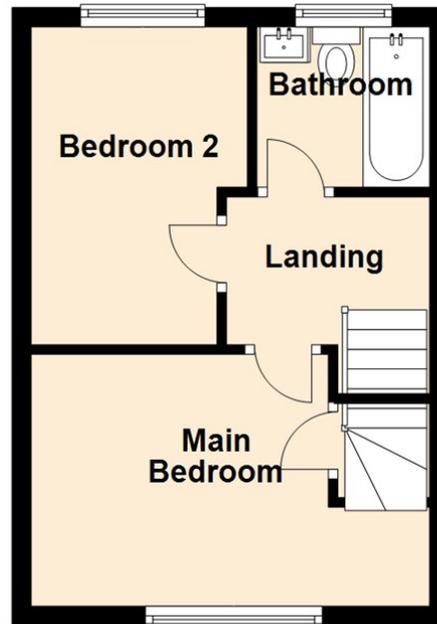
Council Tax band \*B\*.



## Ground Floor



## First Floor



Living Room 10'10" x 14'1" (3.31 x 4.31)

Kitchen 11'6" x 6'2" (3.53 x 1.89)

Main Bedroom 8'7" x 10'2" (2.62 x 3.12)

Bedroom Two 10'10" x 7'5" (3.31 x 2.27)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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