





- Semi Detached Home
- Three Bedrooms
- Secluded Location
- No Onward Chain
- Front and Rear Gardens
- Close To Amenities
- Freehold
- Council Tax Band *A*
- Light Updating Needed
- Viewing Recommended





** Video Tour on our YouTube Channel | <https://youtu.be/dpHle6k8rbM>
**

This three-bedroom, semi-detached home, is located in a secluded position on the popular Boyne Gardens, in Shiremoor. Offered for sale with the benefit of no onward chain.

The area benefits from a wealth of local amenities and there are great schools within easy reach along with the Tyneside Metro service which will have you into Newcastle city centre within 20 minutes. Stunning local beaches are only some 10 minutes' drive away along with a variety of Tyneside attractions. The Cobalt Business Park and Silverlink Shopping Park are also within easy reach.

Internally the accommodation briefly comprises: - entrance porch, spacious lounge, and a bright and airy kitchen dining room with fitted units and access to the rear. To the first floor there is storage on the landing along with three good-sized bedrooms and a modern shower room WC with storage under the sink. Further benefits include gas central heating and double glazing.

Externally, there is an easy to maintain garden to the front and there is a generous garden to the rear with a patio and lawn.

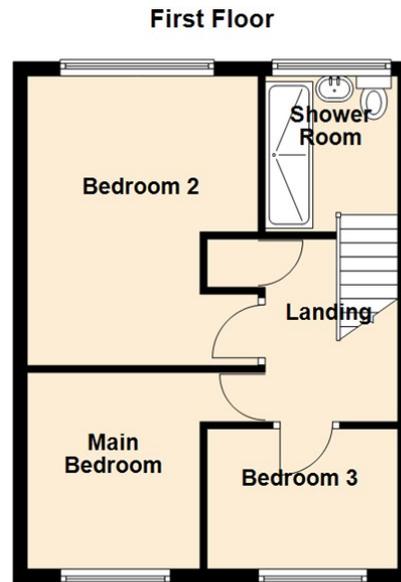
For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

Tenure

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

Council Tax band *A*.





Living Room 12'6" x 17'7" (3.82 x 5.36)

Kitchen/Dining Room 10'4" x 17'7" (3.15 x 5.36)

Main Bedroom 9'3" x 6'6" (2.82 x 2.00)

Bedroom Two 13'7" x 10'11" (4.15 x 3.34)

Bedroom Three 6'7" x 9'0" (2.01 x 2.76)

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

The difference between house and home

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