





- Semi Detached House
- Brand New Boiler Installed
- Ground Floor WC
- Generous Living Space
- Council Tax Band \*D\*
- Three Bedroom Property
- Fantastic Family Home
- Freehold Property
- Gas Central Heating
- Boarded Loftspace





\*\* Video Tour on our YouTube Channel | <https://youtu.be/HzmeJfzogU8> \*\*

This well presented, three bedroom, semi-detached home with a brand new combi boiler installed in November 2024 is positioned on Ingleside Road, a very well regarded and sought after residential location; a perfect area for the buyer seeking a home to raise a family.

The house briefly comprises to the ground floor: - entrance porch leading to a generous hall, cloak cupboard, a stunning dining room with large bay window allowing the light to flood the room and there is a good-sized living room with double doors to the rear. The breakfasting kitchen is well appointed with fitted wall and floor units. There is also conservatory, a handy utility area and ground floor WC. To the first floor there are three lovely double bedrooms; two with storage, and there is a shower room with separate WC. Further benefits include gas central heating, double glazing and the loft is boarded for storage.

Externally, there is a sunny west-facing garden located to the rear with a lawn and patio area and a garden to the front with a block paved driveway, leading to the attached garage.

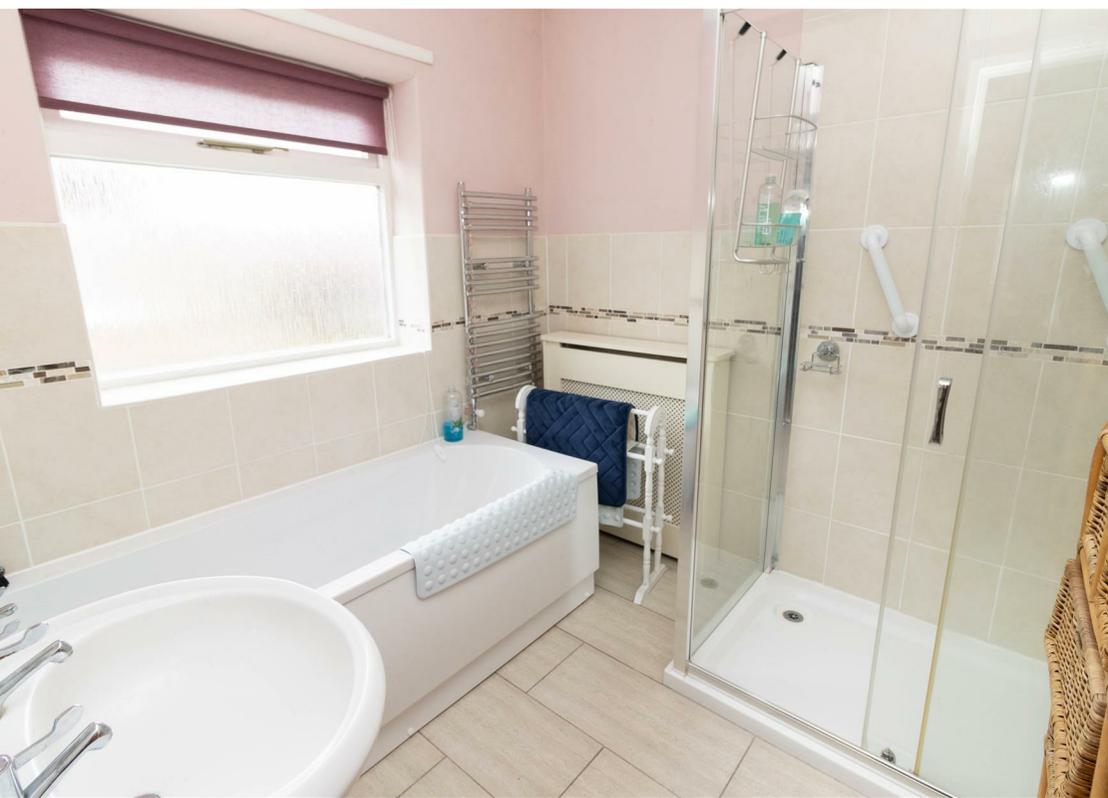
The property is close to Tynemouth Golf Course and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family, the property is well positioned for access to very well-regarded schools.

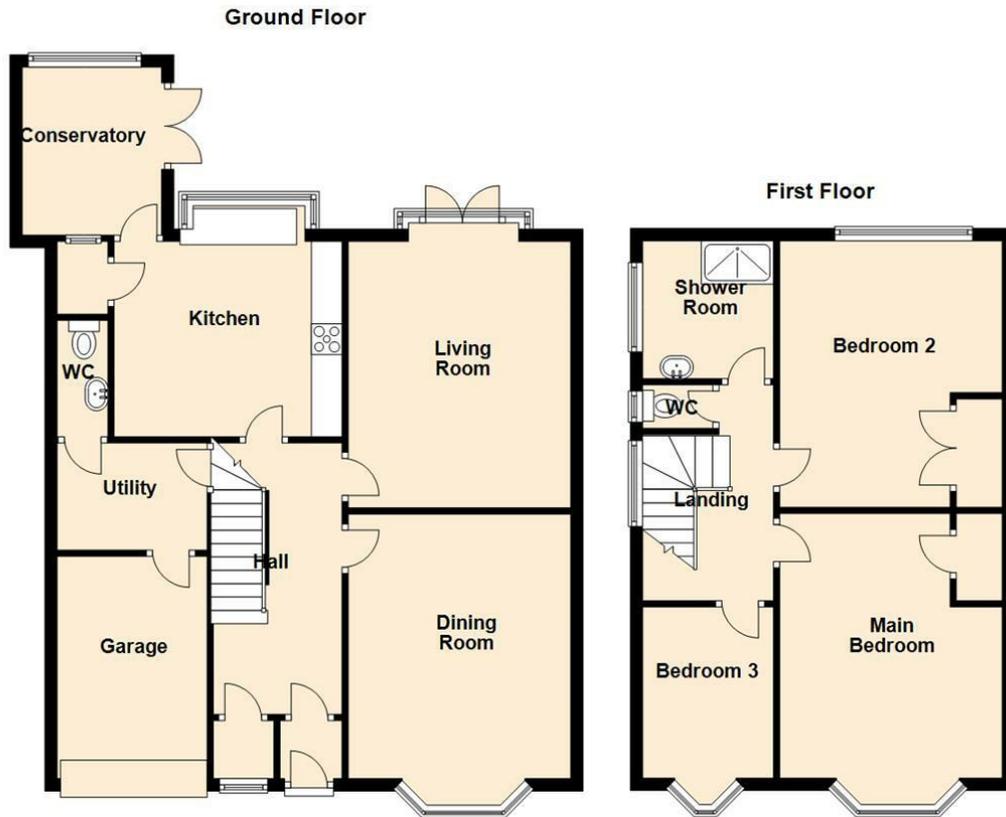
Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coastline. For more information and to book a viewing please call our Tynemouth office on 0191 257 2000.

#### Tenure

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

Council Tax band \*D\*.





- Living Room 14'1" x 11'10" (4.31 x 3.63)
- Dining Room 14'0" x 11'10" (4.28 x 3.63)
- Kitchen 10'4" x 12'2" (3.16 x 3.72)
- Utility Room 5'8" x 8'2" (1.73 x 2.50)
- Bedroom One 14'0" x 11'10" (4.28 x 3.63)
- Bedroom Two 14'1" x 11'10" (4.31 x 3.63)
- Bedroom Three 9'8" x 6'11" (2.96 x 2.13)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>59</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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

