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- Semi Detached Bungalow
- Double Fronted
- Three Bedrooms
- Garage and Driveway
- Front and Rear Gardens
- No Onward Chain
- Close to Amenities
- Freehold
- Viewing Recommended
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/9B2pEbEmQEU> \*\***

This three-bedroom, semi-detached bungalow is positioned on Sheringham Avenue in North Shields. Offered for sale with the benefit of no onward chain.

Internally the property briefly comprises: - entrance hallway, bedroom one with bay window, bedroom two with bay window, lounge, kitchen with fitted units, integrated oven and hob and access to the rear, shower room/w.c. and a third bedroom. There is also a handy utility room which leads to the garage and rear garden.

Externally there is an easy to maintain paved garden to the front and a driveway for off street parking. There is also a paved garden to the rear with a lawn.

The location of this property is without doubt extremely central, 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 to the beach or Newcastle City Centre. There are also good links to public transport facilities including prime bus routes.

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 branch on 0191 257 2000.

#### Tenure

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

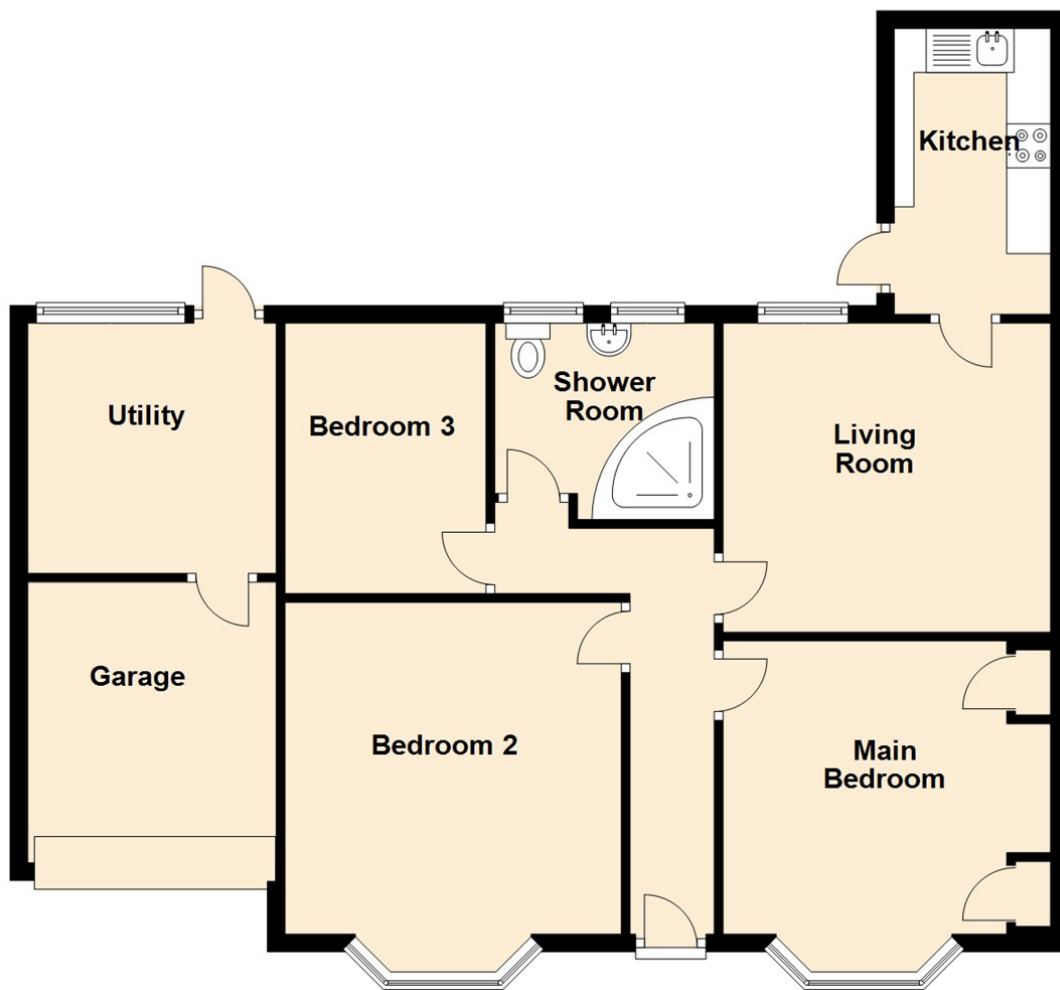
Council Tax band \*B\*.

**\*\* This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. \*\***

**\*\* Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\***



## Ground Floor



Living Room 11'6" x 12'2" (3.52 x 3.73)

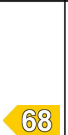


Kitchen 10'8" x 5'10" (3.26 x 1.78)

Utility 9'4" x 9'3" (2.85 x 2.83)

Main Bedroom 10'11" x 12'2" (3.34 x 3.73)

Bedroom Two 12'4" x 12'6" (3.78 x 3.83)

Bedroom Three 10'1" x 7'6" (3.08 x 2.29)

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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