





- **Detached Bungalow**
- **Very Well Presented**
- **Three Bedrooms**
- **Freehold**
- **Viewing Recommended**
- **No Onward Chain**
- **Close To Beach**
- **Driveway & Garage**
- **Council Tax Band \*D\***
- **Call For More Information**





This charming, detached bungalow presents an excellent opportunity for those seeking a comfortable and well-appointed home. Boasting three spacious bedrooms, this property is perfect for families or individuals looking for a peaceful retreat. Offered for sale with the benefit of no onward chain.

The property is presented to a high standard throughout and briefly comprises: - entrance porch, spacious lounge with a patio door out to the garden, kitchen with fitted units providing ample storage space, dining room with patio door to the garden, three good sized bedrooms, the main with fitted wardrobes and there is a modern shower room WC with storage under the vanity unit. Further benefits include gas central heating and double glazing.

Externally there is a well-kept garden to the front along with a driveway leading to the attached garage. There is also a beautiful garden to the rear with a patio area, lawn, planted borders and a summer house.

One of the standout features of this bungalow is its enviable location, just a short distance from the beach, allowing residents to enjoy the coastal lifestyle. The exclusive address further enhances the appeal, making it a sought-after area for homebuyers.

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 \*D\*





- Living Room 18'11" x 12'9" (5.78 x 3.89)
- Dining Room 8'3" x 10'3" (2.53 x 3.14)
- Kitchen 10'4" x 9'1" (3.15 x 2.79)
- Main Bedroom 12'11" x 10'6" (3.96 x 3.21)
- Bedroom Two 9'9" x 10'11" (2.99 x 3.33)
- Bedroom Three 8'4" x 8'0" (2.55 x 2.45)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## The difference between house and home

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