





- End Of Terrace House
- Sought-After Area
- Three Bedrooms
- En-Suite Facility
- Two Balconies
- Garage + Driveway
- Beautiful Views
- Local Facilities
- Transport Links
- Council Tax Band \*D\*





\*\* Video Tour on our YouTube Channel | <https://youtu.be/rang4dJ5AFQ>  
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Jan Forster Estates welcome to the sale market this well-presented end of terrace house, positioned in a sought-after area, next to the The Marina, with some lovely park and Riverside walks nearby.

The accommodation briefly comprises to the ground floor;- entrance hallway, handy utility area with garage access, bedroom three and a downstairs WC. Off the landing to the first floor, you are presented with a spacious lounge with feature fireplace and sliding doors leading to the balcony, which enjoys beautiful views of the marina, and a well-appointed kitchen-diner with floor and wall units. To the second floor, there two bedrooms- the main one benefitting from an en-suite facility and a small balcony accessed via sliding doors, and there is also a three-piece family bathroom WC.

Externally to the front, there is a driveway leading up to the attached garage. To the rear, there is a small lawned garden with patio area, which enjoys the beautiful views of the marina.



The location of this property is within easy reach of the A19, Tyne Tunnel and A1058 Coast Road, so you have a direct route to the coast and Newcastle city centre. There are good transport links nearby along with a fantastic variety of amenities, including the Royal Quays Shopping outlet, bars, and restaurants.

To book a viewing or for more information, please, call our coastal branch on 0191 257 2000.

#### Tenure

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

Council Tax band \*D\*

Lounge 15'1" x 14'1" (4.62 x 4.31)

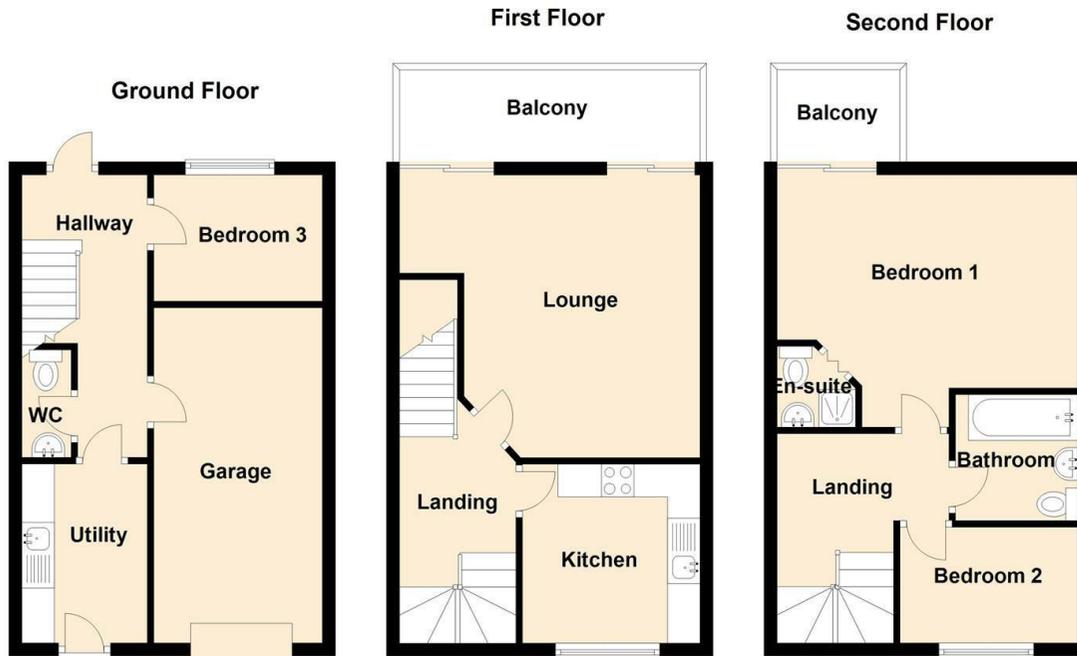
Kitchen 8'11" x 8'11" (2.73 x 2.73)

Utility 8'11" x 6'3" (2.73 x 1.93)

Bedroom One 15'1" x 10'7" (4.62 x 3.25)

Bedroom Two 8'11" x 5'9" (2.73 x 1.77)

Bedroom Three 8'5" x 6'3" (2.59 x 1.93)



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>71</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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