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- Two Bedroom Home
- Situated in Tynemouth
- Off Street Parking
- Excellent Location
- Semi-Detached House
- Viewing Recommended
- Garden To Rear
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/iL4uSIgMPWs> ****

This well presented, two-bedroom, semi-detached home is positioned on the sought after Angerton Avenue, Marden Estate.

Briefly comprising to the ground floor:-entrance hall, lounge/dining room, and kitchen with fitted units. There is also an outhouse. To the first floor there is a bathroom WC with shower over the bath and two double bedrooms. Externally there are gardens to the front and rear. The house further benefits from double glazing and gas central heating.

The location of this property is without doubt extremely central and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the beach or Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and the Metro Service. For the growing family the property is well positioned for access to very well regarded schools.

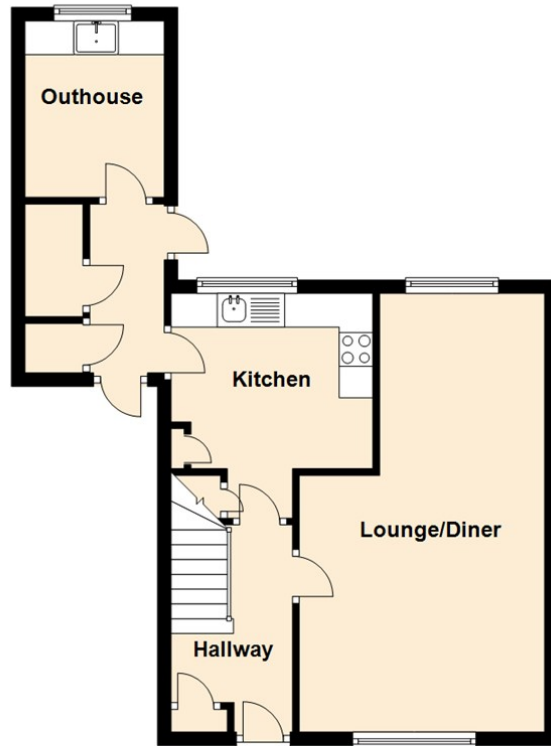
For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

Tenure

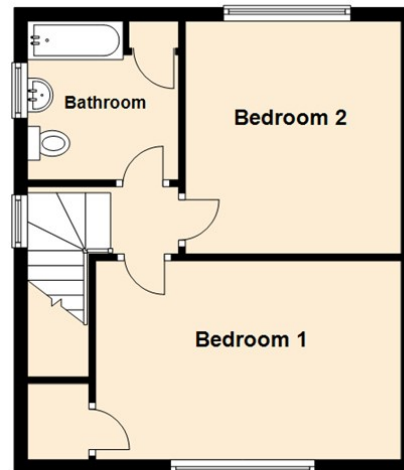
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *B*.

Ground Floor



First Floor



Lounge/Diner 21'4" x 11'11" (6.51 x 3.64)

Kitchen 8'6" x 9'10" (2.60 x 3.00)

Bedroom One 9'8" x 14'10" (2.96 x 4.54)

Bedroom Two 11'4" x 10'6" (3.46 x 3.21)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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