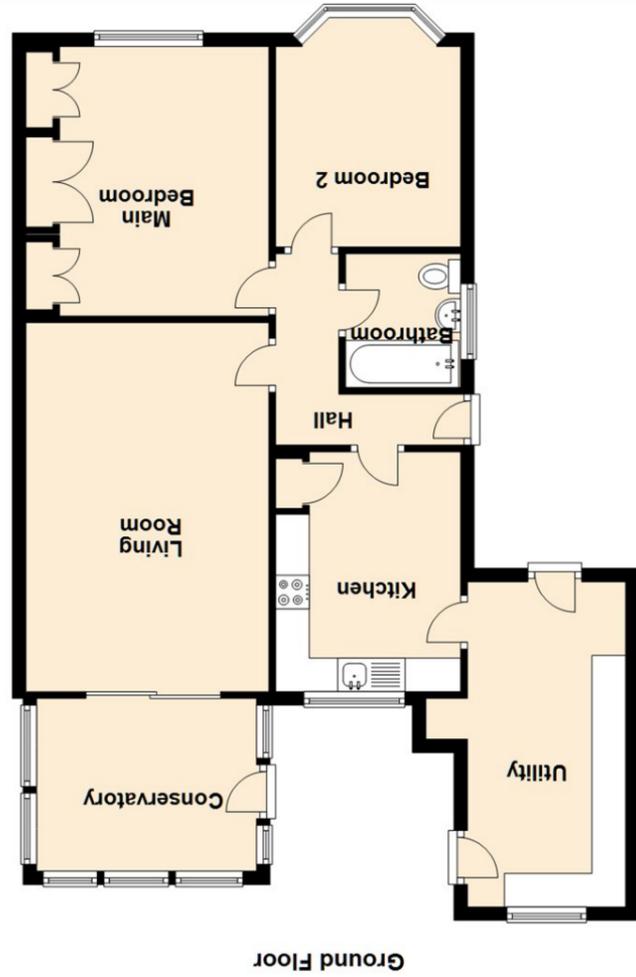


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The difference between house and home

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	70
Potential	87



- Living Room 18'0" x 11'10" (5.49 x 3.61)
- Kitchen 11'8" x 9'0" (3.57 x 2.75)
- Utility Room 15'10" x 7'8" (4.84 x 2.35)
- Conservatory
- Main Bedroom 13'1" x 11'10" (4.01 x 3.61)
- Bedroom Two 10'8" x 9'0" (3.27 x 2.75)





- No Upper Chain
- Two Double Bedrooms
- Close To Coast
- Front and Rear Gardens
- Viewing Recommended
- Semi Detached Bungalow
- Off Street Parking
- Excellent Amenities Nearby
- Council Tax Band *C*
- Call For More Information



**** Video Tour on our YouTube Channel |<https://youtu.be/U03fo3UYqgg> ****

This delightful, two-bedroom semi-detached bungalow is positioned in a desirable location and is offered for sale with the benefit of no upper chain. Hampton Road in North Shields is a charming residential area, offering a blend of tranquillity and convenience, making it a highly desirable location for those looking to settle in the area.

Internally the property briefly comprises: - a generous lounge dining room with access to a sunny conservatory, a well-equipped kitchen with fitted wall and floor units, integrated oven and hob and access to a handy utility room. There are two double bedrooms, the main with fitted wardrobes and there is a bathroom WC with three piece suite. Additional features of the property include gas central heating and double glazing.

Externally, the property boasts an easy-to-maintain front garden and a driveway offering off-street parking. The rear garden is South-West Facing and beautifully landscaped, complete with patio areas, a lawn, and planted borders. A perfect space to relax in the warmer months.

This enviable location is only a short distance from Cullercoats and Tynemouth Long Sands beach, and a wealth of local amenities are within easy reach including cafes, bars, and restaurants. Marden Nature Reserve is also close by and perfect for anyone who enjoys nature walks and outdoor activities. Nearby Cullercoats Metro Station offers excellent transport links, making it easy to access Newcastle and other surrounding areas.

Viewing is essential. For more information, please call our Coastal team 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 *C*.

