



Jan Forster
FOR SALE
1079
janforsterestates.com



- Popular Location
- Three Bedrooms
- Close To Beach
- Freehold
- Viewing Recommended
- Semi Detached Home
- Off Street Parking
- Ground Floor WC
- Council Tax Band *B*
- Call For More Information





This well presented, three-bedroom, semi-detached family home is located on Edington Road, North Shields.

Internally property briefly comprises to the ground floor: - entrance hallway, bright and airy lounge dining room with French doors opening to the rear, a well-appointed kitchen with a range of fitted wall and floor units and an integrated oven and hob. There is also a rear lobby with a WC, storage and a handy utility room. To the first floor there are three good-sized bedrooms and a modern bathroom WC with four-piece suite and under sink storage. The property further benefits from gas central heating, double glazing and ample storage.

Externally there is a block paved driveway to the front providing off street parking, along with a generous side garden and a charming, easy to maintain rear garden with a decked area. A perfect space to relax or entertain in the warmer months.

This popular location is only a short distance from Tynemouth Long Sands beach, and a fantastic variety of local amenities are within easy reach. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including 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.

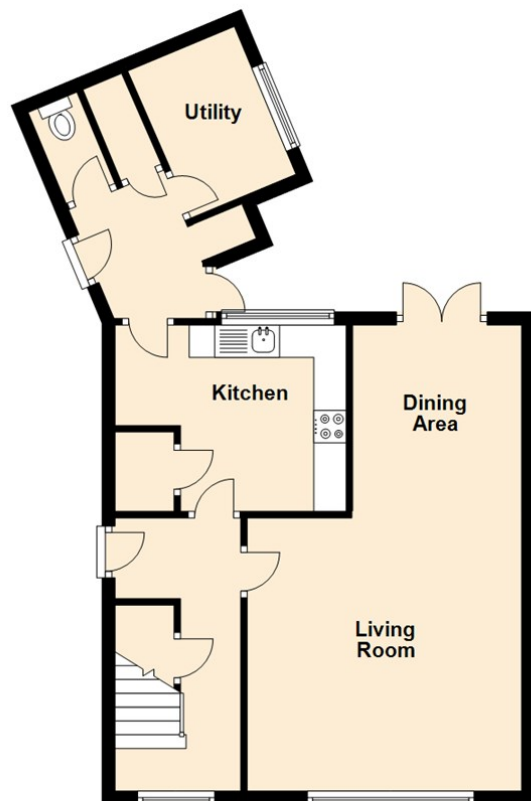
Tenure

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

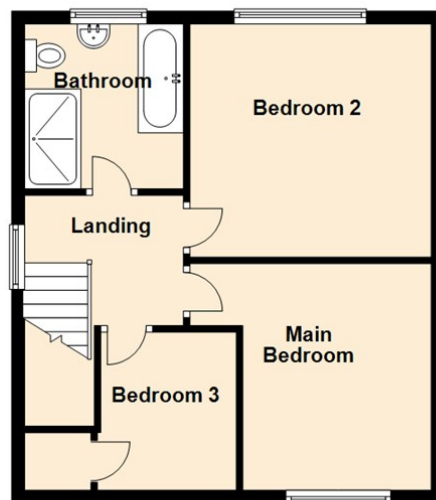
Council Tax Band *B*.



Ground Floor



First Floor



Living Room 13'10" x 13'10" (4.22 x 4.24)

Dining Area 9'5" x 8'6" (2.88 x 2.61)


Kitchen 9'5" x 11'8" (2.88 x 3.57)

Utility 9'8" x 8'6" (2.96 x 2.60)

Main Bedroom 11'5" x 9'8" (3.50 x 2.95)

Bedroom Two 11'9" x 12'2" (3.60 x 3.73)

Bedroom Three 8'0" x 10'8" (2.44 x 3.27)

| Energy Efficiency Rating | | |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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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