







- Exclusive Address
- Three Bedrooms
- Charming Garden
- Freehold Interest
- Transport Links
- Semi-Detached Home
- Sun Room
- Garage + Driveway
- Local Facilities
- Council Tax Band \*E\*







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/IMMgtILG1hE> \*\***

Jan Forster Estates are delighted to welcome to the market this beautiful extended semi-detached family home, positioned in a highly sought-after area in Tynemouth.

The property, which will appeal to the growing family and up-sizers, briefly comprises to the ground floor;- hallway with storage, bright and airy lounge with a bay window and feature fireplace, dining room- also with feature fireplace, that opens to the sun room via double doors, and garden access, well-appointed kitchen with further side garden access and a handy downstairs WC. Off the landing to the first floor, there are three good-sized bedrooms- all with built-in storage, and the main one with a bay window, and a family bathroom with a bath and a shower, there is also a separate WC. Externally, there is a small lawned garden to the front with a driveway leading up to the garage, and a charming rear garden with lawn and patio areas- ideal for entertaining during the long summer days.

The location of this lovely home is without doubt extremely central as it benefits from a wealth of local amenities nearby, including cafes, bars, and restaurants, as well as Long Sands Beach and King Edwards Bay. There are direct routes to Newcastle city centre and the rest of the coastal areas via regular bus routes and the metro service. For the growing family, the property is well-positioned for access to very well-regarded schools.

This beautiful home should be viewed to appreciate the accommodation on offer. For more information and to book a viewing, please, call our Tynemouth branch on 0191 257 2000.

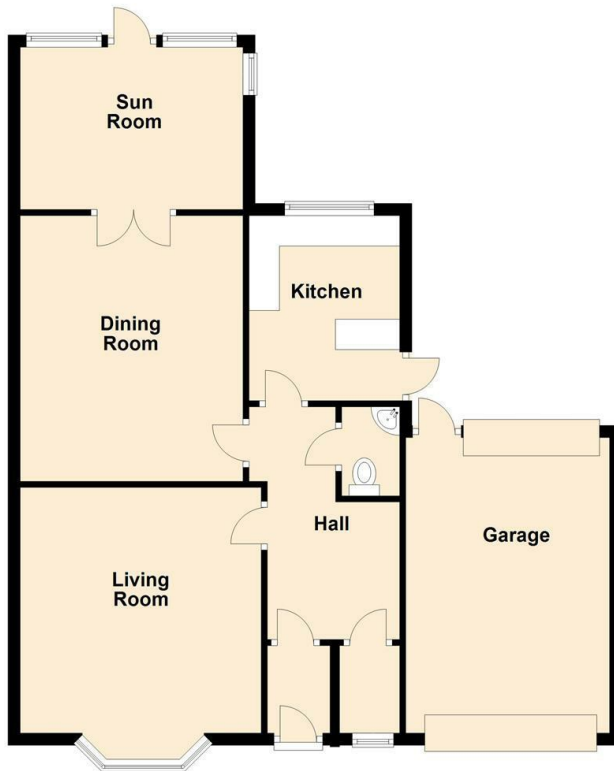
#### Tenure

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

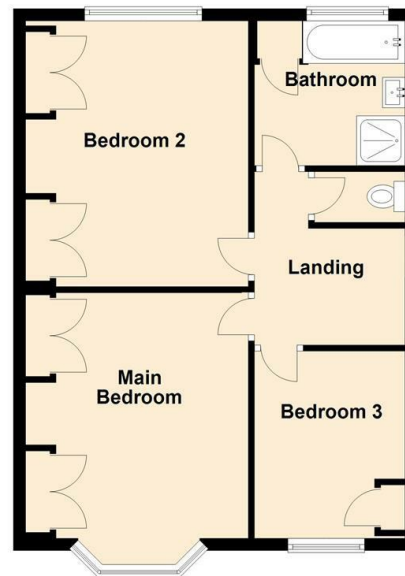
Council Tax band \*E\*.



Ground Floor



First Floor



Lounge 13'3" x 12'11" (4.04 x 3.96)

Kitchen 9'11" x 8'1" (3.04 x 2.48)

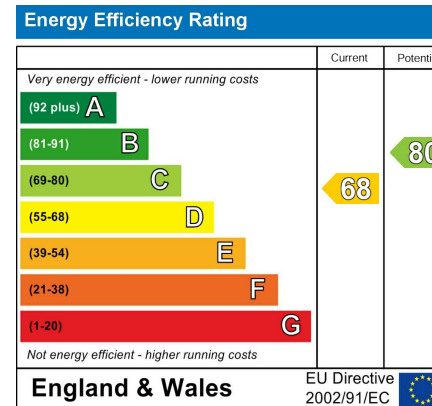
Dining Room 14'4" x 12'0" (4.37 x 3.66)

Sun Room 12'0" x 8'9" (3.66 x 2.67)

Bedroom One 13'3" x 12'0" (4.04 x 3.66)

Bedroom Two 14'4" x 12'0" (4.37 x 3.66)

Bedroom Three 10'1" x 8'0" (3.08 x 2.44)



## The difference between house and home

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