





- **Modern Detached House**
- **Great Location**
- **Two Bathrooms**
- **Front and Rear Gardens**
- **Viewing Recommended**
- **Four Bedroom Home**
- **No Upper Chain**
- **Off Street Parking**
- **Council Tax Band *C***
- **Call For More Information**





** Video Tour on our YouTube Channel | <https://youtu.be/wbxT3H35g-0> **

This well presented, four-bedroom detached family home is positioned on the popular Hastings Drive in Shiremoor. Offered for sale with the benefit of no upper chain.

The accommodation which is generous in size briefly comprises to the ground floor: - entrance hall, lounge with under-stair storage, amazing breakfasting kitchen which features a range of fitted wall and floor units, integrated appliances, and French doors to the rear garden. You also have access to a ground floor w.c. and a handy utility area. To the first floor, there are four good-sized bedrooms; the second bedroom with an en-suite facility, and there is also a modern family bathroom/w.c. The property further benefits from gas central heating and double glazing.

Externally there is a sizable garden to the rear and a garden to the front with a driveway leading to storage with garage door access.

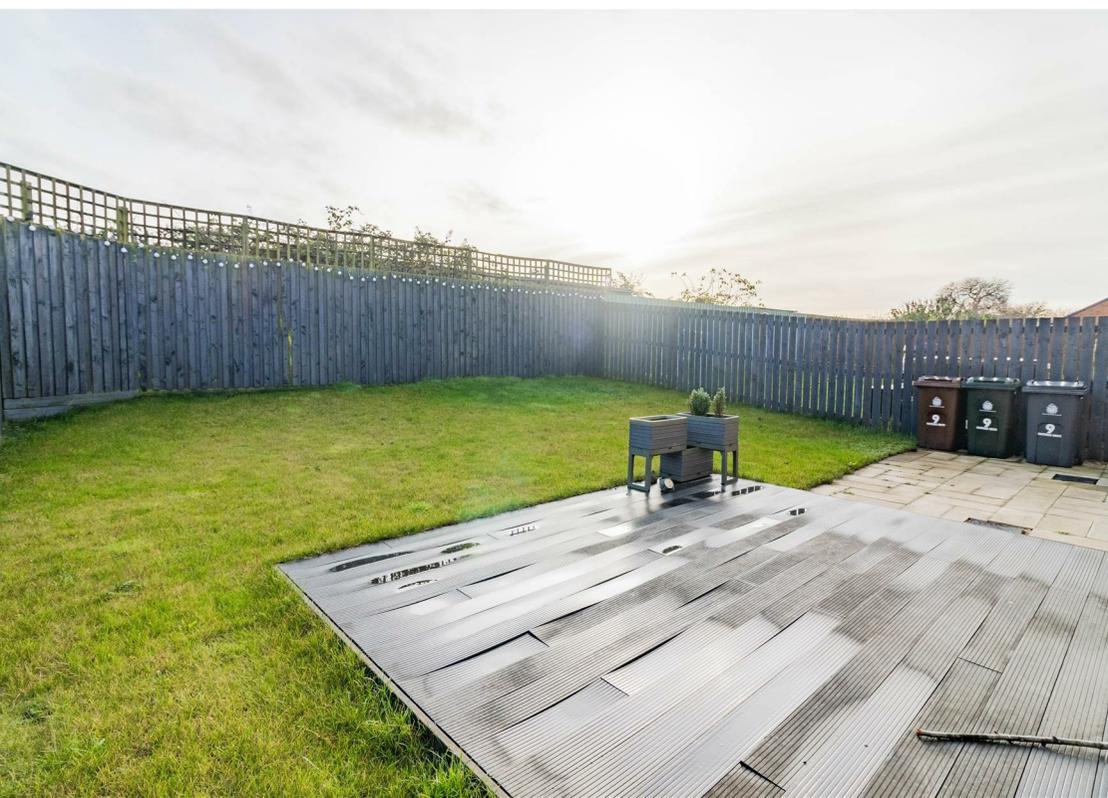
The exact location of this property is very central, and you have easy access to main travel links which include the A19 and the Tyne Tunnel. The area is also serviced by local schools, local shops, and the Tyneside Metro service which will have you into Newcastle city centre within 20 minutes. Stunning local beaches are only some 10 minutes' drive away along with other Tyneside amenities. The Cobalt Business Park and Silverlink Shopping Park are also within easy reach.

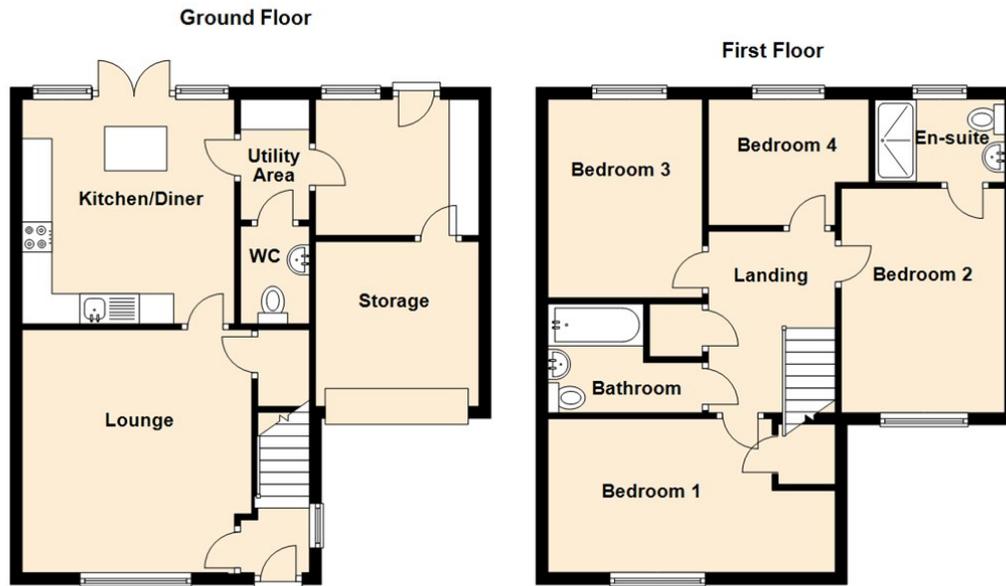
For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

Tenure

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

Council Tax band *C*.





Lounge 13'3" x 12'7" (4.05 x 3.86)

Kitchen/Breakfast Room 12'3" x 11'11" (3.74 x 3.65)

Bedroom One 8'4" x 15'10" (2.56 x 4.83)

Bedroom Two 11'8" x 9'3" (3.57 x 2.82)

Bedroom Three 10'10" x 8'6" (3.31 x 2.60)

Bedroom Four 6'10" x 8'10" (2.10 x 2.70)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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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