





- Sought After Location
- Three Bedrooms
- Fantastic Amenities Nearby
- Driveway and Garage
- Viewing Recommended
- Semi-Detached Property
- Two Reception Rooms
- Walking Distance To Beach
- Freehold
- Call For More Information





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

This charming, traditional style, semi-detached house is situated in the heart of Tynemouth Village and offers the incoming owner a home in one of the most desirable streets in the location close to Tynemouth Boating Lake. The house is in need of some updating and would suit the growing family.

The generous accommodation briefly comprises to the ground floor: - entrance hall with storage, spacious lounge with bay window, dining room with patio door to the rear garden, and a sizeable breakfasting kitchen with fitted units, larder under the stairs and access to a handy utility area and ground floor shower room/w.c. To the first floor you are presented with three bedrooms; two of which are doubles and there is also a family bathroom and separate w.c. The property further benefits from gas central heating and double glazing.

Externally there is an easy to maintain garden to the front along with a driveway leading to the attached garage. To the rear there is a charming garden with a patio area, lawn and planted borders.

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 coast 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.

Viewing are highly recommended. For more information, please call our Tynemouth branch on 0191 257 2000.

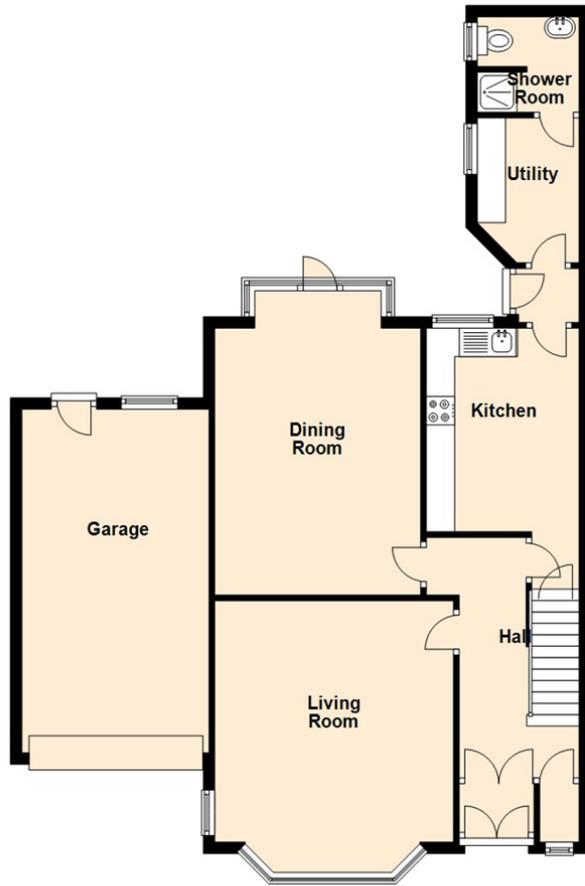
#### Tenure

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

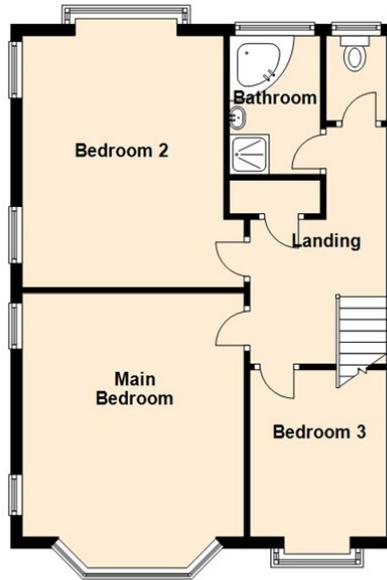
Council Tax band \*E\*.



Ground Floor



First Floor



- Living Room 13'10" x 13'10" (4.23 x 4.22)
- Dining Room 15'4" x 11'11" (4.68 x 3.64)
- Kitchen 15'4" x 8'10" (4.68 x 2.70)
- Utility 8'3" x 5'10" (2.54 x 1.80)
- Main Bedroom 14'0" x 12'9" (4.27 x 3.91)
- Bedroom Two 14'5" x 11'8" (4.41 x 3.56)
- Bedroom Three 9'7" x 7'11" (2.93 x 2.42)

### The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>71</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

**Gosforth** 0191 236 2070  
**Newcastle** 0191 284 4050  
**High Heaton** 0191 270 1122  
**Tynemouth** 0191 257 2000  
**Low Fell** 0191 487 0800  
**Property Management Centre** 0191 236 2680

