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- Semi-Detached House
- Three Bedrooms
- Great Family Home
- Freehold
- Viewing Recommended
- Exclusive Location
- Overlooking The Golf Course
- Generous Sunny Garden
- Council Tax Band \*D\*
- Solar Panels (Owned)







\*\* Video Tour on our YouTube Channel | <https://youtu.be/ho-HFMpkcDU>  
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Nestled in the exclusive West Dene Drive an offering extensive views over Tynemouth Golf Course, this immaculate, three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home.

As you enter, you are greeted by a spacious hallway leading to a delightful reception room, perfect for both relaxation and entertaining. The open-plan kitchen is equipped with fitted appliances, a breakfast bar and sliding doors out to the rear garden. To the first floor there are three bedrooms and an opulent family bathroom WC with four-piece suite. the property further benefits from gas central heating and double glazing.

Externally there is a garden to the front with a driveway leading to the generous attached garage. There is also a delightful garden to the rear with a patio area and lawn.

One of the standout features of this property is its stunning views overlooking the nearby golf course, providing a picturesque backdrop to daily life.

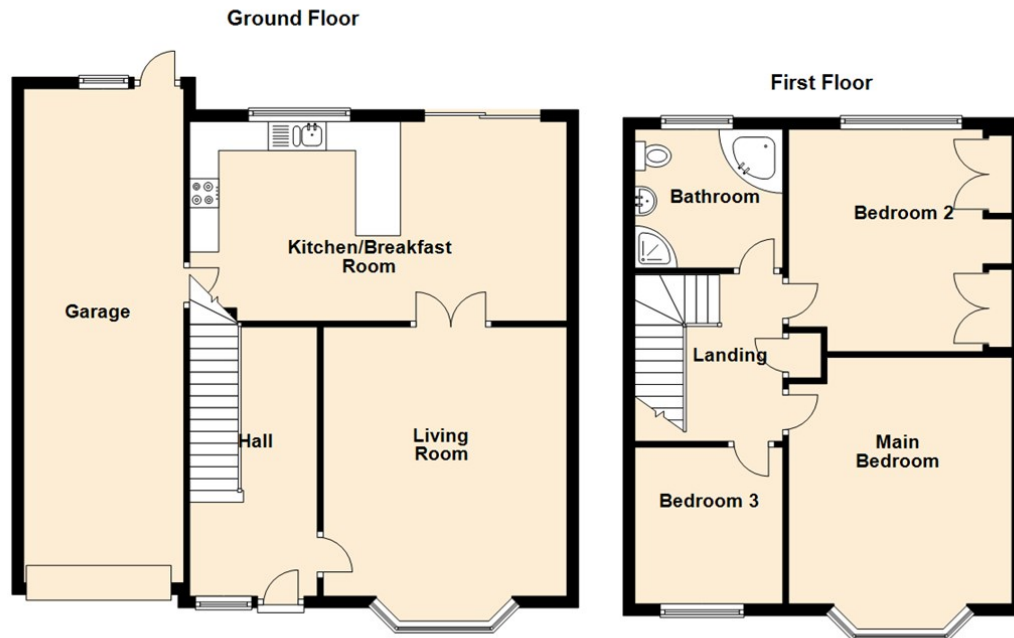
With its combination of space, comfort, and an enviable setting, this semi-detached house is a must-see for anyone looking to settle in North Shields. Please call our Tynemouth branch for more information on 0191 257 2000.

#### Tenure

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

Council Tax band \*D\*.






Living Room 15'2" x 13'9" (4.64 x 4.20)

Kitchen/Breakfast Room 11'3" x 21'3" (3.44 x 6.50)

Main Bedroom 13'11" x 12'7" (4.25 x 3.85)

Bedroom Two 12'6" x 12'7" (3.83 x 3.85)

Bedroom Three 8'10" x 8'4" (2.70 x 2.55)

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

## The difference between house and home

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