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- Peaceful Location
- Cul-De-Sac Location
- Off Street Parking
- Freehold
- Viewing Recommended
- No Upper Chain
- Two Double Bedrooms
- Detached Garage
- Council Tax Band \*C\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/xS2qvWbFkkY> \*\***

This delightful, semi-detached bungalow is positioned in a peaceful cul-de-sac location on Brightman Road, North Shields. Offered for sale with the benefit of no upper chain.

Internally the property briefly comprises: - entrance hallway with storage, bright and airy lounge, two double bedrooms, kitchen with fitted units, integrated oven and hob and access to the rear and a modern shower room WC with storage under the vanity unit. The property further benefits from gas central heating and double glazing.

Externally, to the front, there is a well-kept garden and a paved driveway for multi car parking leading to through gates to the detached garage. There is also a rear garden with a decked area and lawn.

The location of this property is without doubt extremely central, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. Long Sands Beach and King Edwards Bay are just a short commute away. The A1058 Coast Road is close by, so you have a direct route to Newcastle City Centre.

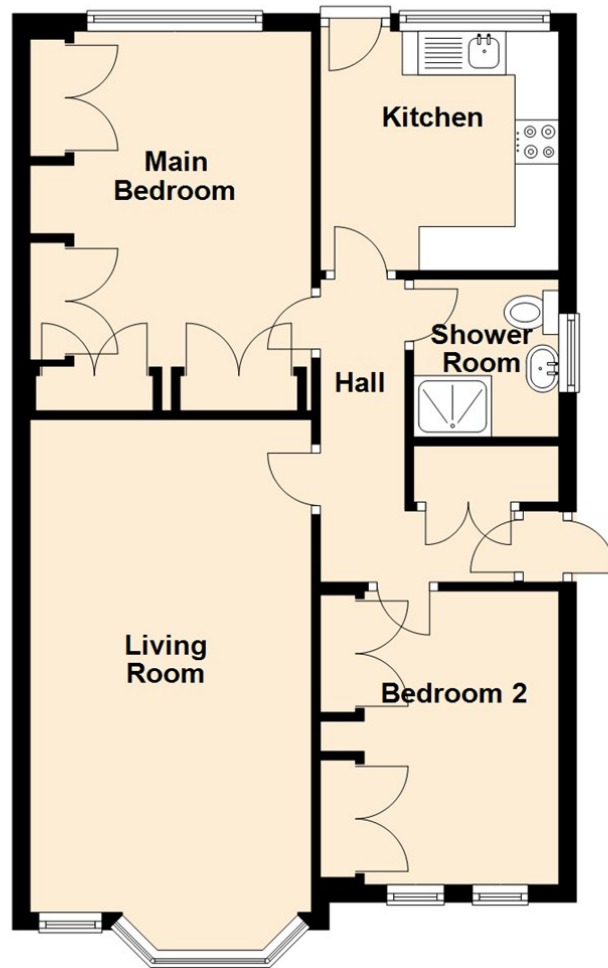
Early viewings come highly recommended. To book yours or for more information please call our Tynemouth branch on 0191 257 2000.

#### Tenure

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

Council Tax Band \*C\*.

## Ground Floor



Living Room 18'5" x 10'6" (5.62 x 3.21)

Kitchen 8'11" x 8'11" (2.73 x 2.72)

Main Bedroom 14'2" x 10'5" (4.33 x 3.18)

Bedroom Two 10'11" x 8'11" (3.35 x 2.72)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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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