





- Semi Detached
- Loft Conversion
- Off Street Parking
- Easy Access to Coast
- Viewing Recommended
- Three Bedrooms
- Two Bathrooms
- Conservatory
- Council Tax Band *A*
- Call For More information





This delightful three-bedroom, semi-detached family home is situated within the popular Morwick Road and would make an ideal purchase for the growing family.

Internally the property briefly comprises to the ground floor: - entrance porch, hallway, open plan lounge dining room, conservatory/craft room and a stylish fitted kitchen. There is also a handy utility area with a access to the rear along with a ground floor WC and storage space. To the first floor there are two double bedrooms and a modern family bathroom WC with an overhead shower. To the second floor is the generous main bedroom with en suite and storage in the eaves. Further benefits include gas central heating, double glazing and privately owned solar panels on the roof.

Externally there is a paved driveway to the front for off street parking and there is an EV charging point. There is also a good-sized garden to the rear.

The property is in a central location, close to a wealth of local amenities including cafes, bars, and restaurants, offering plenty of options for dining and socializing. The beach is within easy reach and perfect for enjoying the coastal walks. There are excellent transport links in the area including the A1058 Coast Road which makes accessing Newcastle City Centre quick and convenient. Public transport is also readily available, with key bus routes ensuring excellent connectivity. For growing family the property is well positioned for access to very well regarded schools.

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

Tenure


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

Council Tax Band *A*.





Living Room 12'6" x 11'11" (3.82 x 3.64)
 Dining Area 9'2" x 8'0" (2.80 x 2.45)
 Kitchen 10'7" x 9'11" (3.25 x 3.04)
 Utility 7'11" x 6'3" (2.42 x 1.92)
 Main Bedroom 10'1" x 18'4" (3.09 x 5.59)
 Bedroom Two 11'0" x 11'11" (3.37 x 3.64)
 Bedroom Three 10'2" x 10'9" (3.12 x 3.29)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	83
(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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