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- **Sought After Location**
- **Fully Refurbished**
- **Rear Garden with South Westerly Aspect**
- **Freehold**
- **Viewing Recommended**
- **Three Bedrooms**
- **Sun Room**
- **Close to Amenities**
- **Council Tax Band \*D\***
- **Call For More Information**





Jan Forster Estates welcome to the market this well presented, three-bedroom, detached family home, which is positioned in a highly sought after residential area in North Shields situated outside of the estate and set off the road on Hawkey's Lane. The current owners have recently refurbished the property throughout to a high standard.

Internally the property briefly comprises to the ground floor: - entrance porch, hallway with ground floor w.c, lounge with bay window, kitchen dining room with fitted wall and floor units, integrated appliances, breakfast bar and access to the utility room and sun room. To the first floor there are three good-sized bedrooms, the main with an en suite and there is also a modern family bathroom/w.c. with shower over the bath and under-sink storage. The property further benefits from gas central heating and double glazing.

Externally there is a paved garden to the front with space for multi car off-street parking, leading to the attached garage and there is a landscaped garden with South Westerly aspect to the rear with a generous patio area, lawn and planted borders.

The property is within close proximity to a wealth of amenities including shops and restaurants. Tynemouth Long Sands Beach is only a short drive away, and the A19 and the Tyne Tunnel are also within easy reach. The A1058 Coast Road is close by so you have a direct route to Newcastle City Centre. There are nearby 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.

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

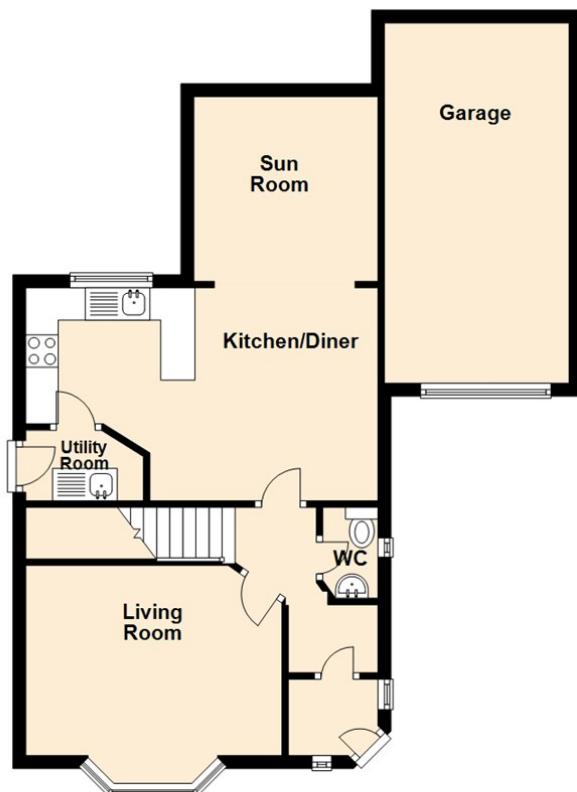
#### Tenure

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

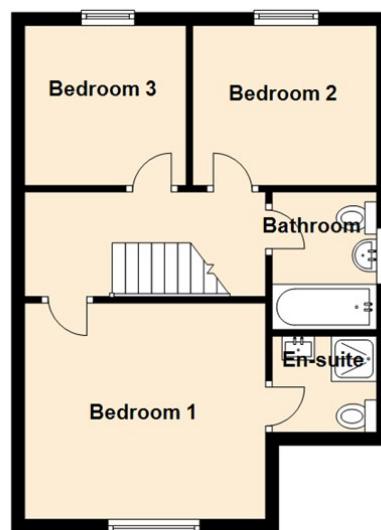
Council Tax band **\*D\***.



**Ground Floor**



**First Floor**



Lounge 12'11" x 10'9" (3.96 x 3.30)

Kitchen Dining Room 17'11" x 10'9" (5.48 x 3.30)

Sun Room 9'6" x 9'6" (2.90 x 2.90)

Bedroom One 12'6" x 10'9" (3.83 x 3.30)

Bedroom Two 9'8" x 7'11" (2.97 x 2.43)

Bedroom Three 6'2" x 6'2" (1.89 x 1.89)

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

## The difference between house and home

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