





3



1



1

- Semi Detached House
- Award Winning Home
- En-Suite Facility
- Freehold Property
- Handy For The Hospital
- Three Bedrooms
- Excellent Location
- Stunning Kitchen
- Council Tax Band *C*
- Early Viewing Essential





** Matterport 360° Tour | <https://my.matterport.com/show/?m=SsnLhLQdH5p> **

A superbly presented semi detached house which will make a great home for the young family, or perhaps you are a buyer looking to downsize.

This award winning home by Storey Homes briefly comprises to the ground floor; entrance hall with WC, a bright and airy lounge, a delightful kitchen with fitted wall and floor units along with appliances and access to a lovely garden via bi-folding doors. On the first floor you are presented with three bedrooms; the main bedroom with an en-suite facility and there is also a modern bathroom WC. The property further benefits from gas central heating, double glazing and access to part-floored storage in the loft.

The property is conveniently located just off Rake Lane (A191), travelling West on the A191 from Whitley Bay, take the exit for North Tyneside Hospital, then the 2nd left onto the new development. The exact position provides easy access to Rake Lane Hospital and the Coast Road (A1058) providing a direct route to Newcastle City Centre. Well regarded schools are also within easy walking distance. There are also good links to prime bus routes nearby.

The property is a product of an award winning builder who has really created the perfect family home positioned in a prominent location on the estate which forms part of circa sixty properties.

Interested parties are urged to arrange a prompt and essential internal viewing to assess this stunning home. For more information please call our Coastal team on 0191 257 2000.

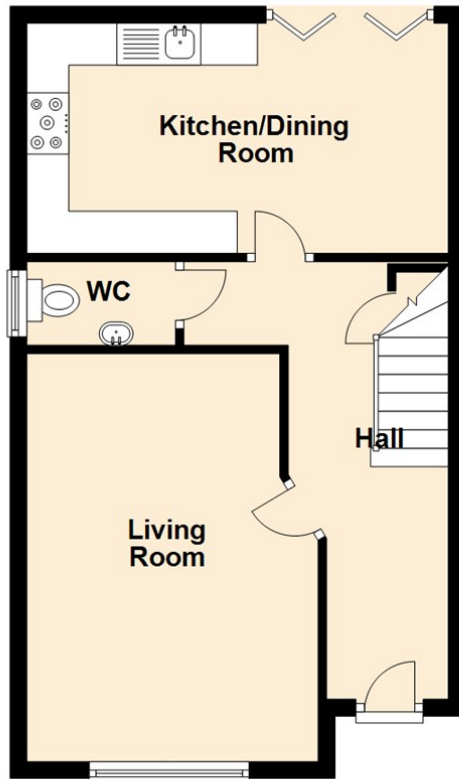
Tenure

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

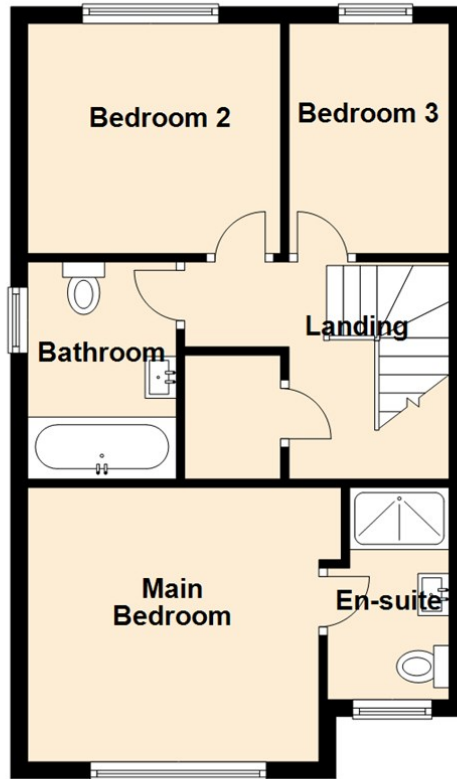
Council Tax band *C*



Ground Floor



First Floor



- Living Room 15'11" x 11'4" (4.86 x 3.47)
- Kitchen/Dining Room 8'11" x 16'5" (2.74 x 5.02)
- Main Bedroom 10'8" x 6'6" (3.27 x 2.00)
- Bedroom Two 8'11" x 9'3" (2.74 x 2.82)
- Bedroom Three 8'11" x 6'3" (2.74 x 1.91)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.



www.janforsterestates.com

Gosforth
Newcastle
High Heaton
Tynemouth
Low Fell
Property Management Centre

0191 236 2070
0191 284 4050
0191 270 1122
0191 257 2000
0191 487 0800
0191 236 2680

