







- Modern Build Bungalow
- Three Bedrooms
- Ground Floor WC
- Off Street Parking
- Freehold
- Semi-Detached Home
- Two Bathrooms
- Open Plan Living
- Detached Garage
- No Onward Chain







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/rxCWbXC2mN8> \*\***

This superbly presented, three-bedroom, semi-detached bungalow is situated within the popular St Anselm Crescent and will appeal to a variety of buyers. Offered for sale with the benefit of no upper chain.

Internally the property briefly comprises to the ground floor: - impressive entrance hallway with a convenient WC, feature staircase and storage underneath, double bedroom, modern bathroom with a double-ended bathtub, and a bright and airy lounge kitchen dining room with sleek, fitted high gloss units and integrated appliances, along with French doors to the rear. To the first floor off the spacious landing, there are two double bedrooms and a stunning, contemporary shower room WC. Further benefits include gas central heating and double glazing.

Externally there is a garden and block paved driveway to the front for off street parking, leading to the detached garage. There is also a garden to the rear with a decked area and lawn, an ideal space to relax in the warmer months.

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.

We anticipate early interest in this beautiful home. Please call our Tynemouth branch on 0191 257 2000 for more information and to book a viewing.

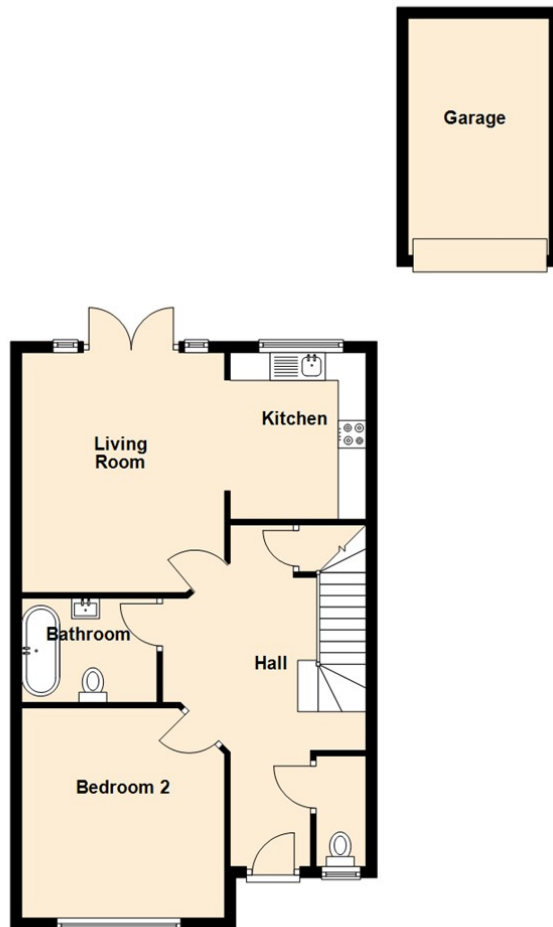
#### Tenure

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

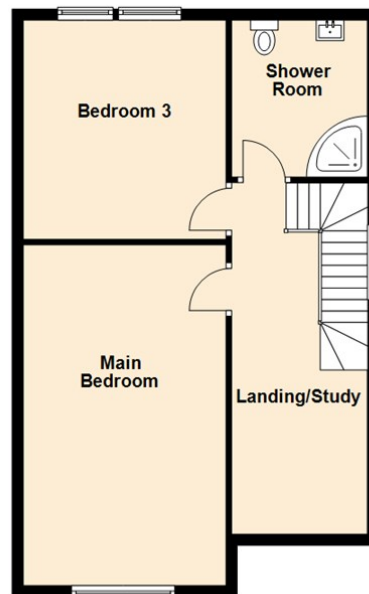
Council Tax Band: C



Ground Floor



First Floor



Living Room 14'2" x 12'0" (4.33 x 3.66)


Kitchen 9'10" x 8'0" (3.01 x 2.45)

Main Bedroom 20'0" x 12'1" (6.11 x 3.69)

Bedroom Two 12'5" x 12'0" (3.79 x 3.66)

Bedroom Three 12'11" x 12'0" (3.96 x 3.66)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	87
(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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