







4



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2

- Semi Detached House
- Four Bedroom Home
- Loft Conversion/Bathroom
- Lovely Rear Garden
- Excellent Location
- Great Family Home
- Large Conservatory
- Open Plan Living
- Close To Schools
- Viewing Essential







What the owner says ..."I have lived in this property for a number of years now and must say that I have thoroughly enjoyed my time here. The location of the property is perfect as I have everything within easy striking distance. The house is a very generous size with pleasant open plan living space. This house will make a perfect purchase for the buyer looking for a family home."

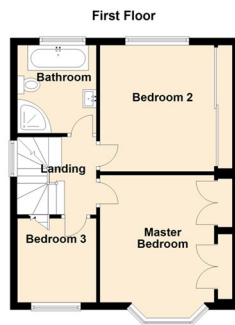
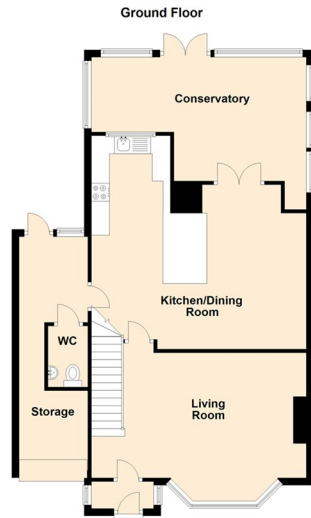
Wansbeck Avenue is a highly regarded and sought-after residential location offering access to all essential amenities for modern family demands. This improved and extended semi detached house offers superb accommodation spread over three floors.

The general make up of the property comprises:- entrance storm porch, a delightful open plan living room with bay window to the front and feature spindle balustrade. The dining room is open plan and incorporates a well appointed kitchen with generous work surfaces and integrated appliances. This leads onto a generous size conservatory overlooking a lovely rear garden with a sunny aspect. The small garage area has been re-configured and now has a ground floor WC. On the first floor you are presented with a modern and contemporary bathroom along with three bedrooms; two of which have fitted wardrobes. On the second floor, which forms the loft conversion you are presented with the fourth bedroom and a very handy secondary shower room. As you would expect from a quality home the property is double glazed and has warmed with gas central heating.

Externally there is a driveway to the front that will accommodate several cars and a generous garden to the rear with a patio area, raised planters and steps leading to the lawn.

This is property really does tick a lot of boxes for the buyer searching for the perfect family home. Viewing is essential. For more information and to book your viewing please call our Tynemouth sales team.





Living Room 13'5" x 19'5" (4.10 x 5.94)

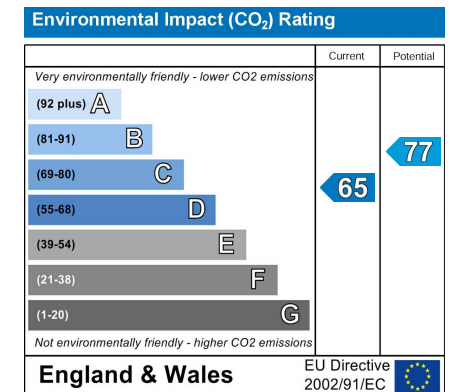
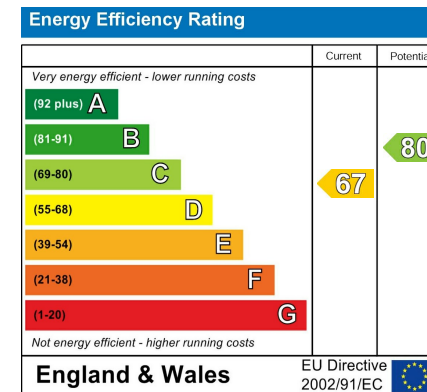
Kitchen/Dining Room 18'5" x 19'5" (5.63 x 5.94)

Master Bedroom 11'10" x 12'3" (3.61 x 3.75)

Bedroom Two 11'9" x 12'0" (3.60 x 3.66)

Bedroom Three 7'7" x 6'10" (2.33 x 2.10)

Bedroom Four 7'1" x 19'0" (2.17 x 5.81)



## The difference between house and home

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