

# MOVING HOMES

SALES & LETTINGS



Offers Over £260,000



# Chirton Green, North Shields

## Offers Over £260,000

Moving Homes is delighted to present this stylish three-bedroom semi-detached property on Chirton Green, ideally situated near the bustling town centre of North Shields. Enjoy the convenience of a vibrant town with a variety of shops, leisure amenities, and the highly-regarded Spring Gardens Primary School within close proximity. The up-and-coming North Shields Fish Quay, renowned for its street cafes and diverse eateries, is just a short distance away. This property boasts excellent transport links, being centrally located near the A1058 Coast Road, providing easy access to coastal towns and villages as well as the City of Newcastle upon Tyne. Step into a spacious main hallway with stairs leading to the first floor and direct access to all principal rooms. Positioned at the front of the property, the bright and airy lounge features a bay window and an elegant feature fireplace. The well-equipped dining/kitchen area at the rear of the property offers seamless access to the expansive rear garden through French doors. A practical utility room provides added convenience, along with internal access to the garage. Located on the first floor, all three bedrooms offer ample space and comfort. A contemporary family bathroom serves the three bedrooms. Externally, the front of the property features paving, providing convenient on-street parking. Enjoy a substantial rear garden, mainly laid to lawn, perfect for outdoor activities and relaxation. This charming property combines modern living with an excellent location, making it an ideal choice for families and professionals alike. Don't miss the opportunity to make this house your home!

EPC Rating C <https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2454-5230-2207-0841>

Council Tax Band B £1,727.03 pa

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

To secure a viewing in the first instance please contact Moving Homes on 0191-2964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com).

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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