





- Semi-Detached House
- Two Reception Rooms
- Sunny Garden
- Excellent Area
- Transport Links
- No Upper Chain
- Three Bedrooms
- Garage + Driveway
- Local Facilities
- Council Tax Band: C





YouTube Video: <https://youtu.be/-A273Qqkp7c>

Jan Forster Estates are delighted to welcome to the sale market this traditional semi-detached family home, positioned in a very desirable area in North Shields. The property benefits from no upper chain and is in need of modernisation.

The location is exceptionally well-suited to family living, combining convenience with a fantastic lifestyle. Highly regarded local schools are close by, while Northumberland Park and a variety of leafy green spaces are just a short stroll away. Everyday amenities are within easy reach too, with a great selection of shops, cafés, and local services on the doorstep. For those who love the coast, the stunning beaches and buzzing seafront of Tynemouth and Cullercoats are only minutes away. Excellent transport connections make travel simple, with frequent bus routes and the metro service for quick journeys across the region, as well as the Coast Road providing direct access into Newcastle city centre.

The accommodation briefly comprises to the ground floor: an entrance porch leading into a welcoming hallway, convenient downstairs WC, a lounge with a charming feature fireplace, a dining room with an attractive bay window, and a well-appointed kitchen fitted with wall and base units and offering access to both the garage and the rear garden. Off the landing to the first floor, you are presented with three bedrooms and a four-piece family bathroom WC with a handy storage cupboard. The property further benefits from double glazing and gas central heating. Externally to the front, you are presented with an attached single garage and a driveway providing off-street parking. To the rear, you can find a South-facing garden- ideal for outdoor enjoyment.

For more information and to book a viewing, please, call our sales team on 0191 236 2070.

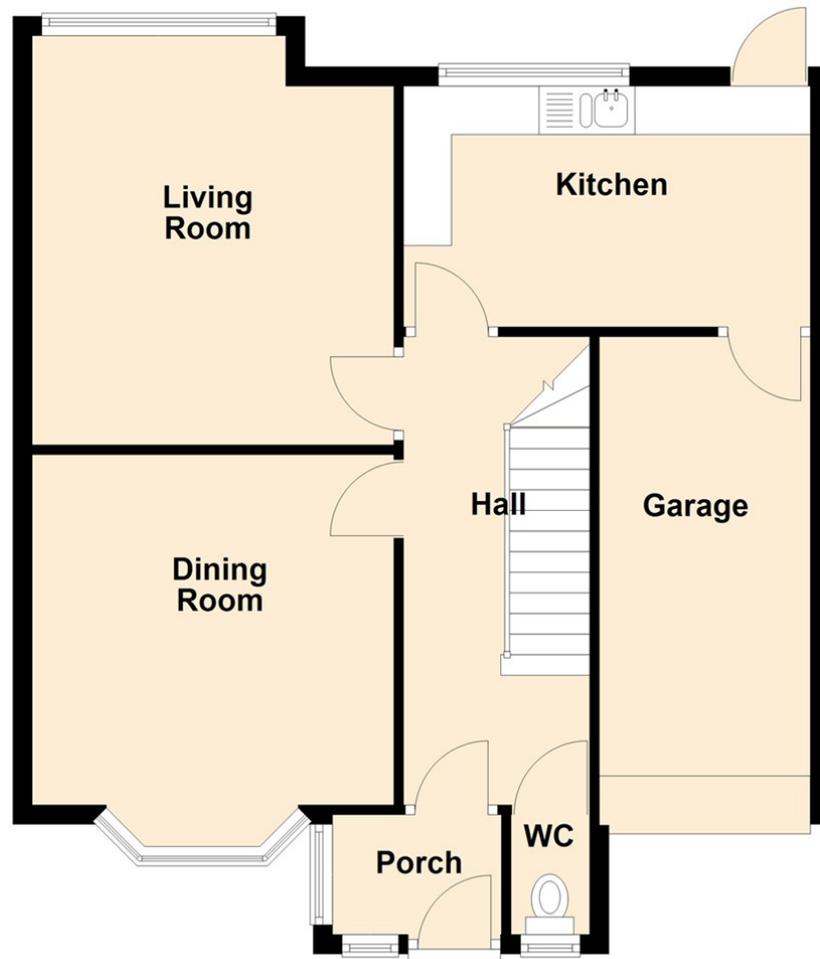
Tenure

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

Council Tax Band: C



Ground Floor



Lounge 13'10" x 12'4" (4.23 x 3.77)

Kitchen 8'6" x 13'10" (2.60 x 4.24)

Dining Room 11'10" x 12'4" (3.62 x 3.77)

Bedroom One 12'0" x 11'0" (3.66 x 3.36)

Bedroom Two 12'2" x 11'0" (3.71 x 3.36)

Bedroom Three 8'0" x 7'8" (2.44 x 2.35)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070



www.janforsterestates.com

