



Cragside Avenue

North Shields, NE29 8JU

A well presented three bedroom semi detached house, situated on Cragside Avenue, North Shields. The accommodation comprises; entrance hall, lounge and modern dining kitchen. To the first floor there are three bedrooms and an impressive updated bathroom/WC. Externally there are gardens to front and rear. The property benefits from gas central heating and double glazing. Early viewing is advised.



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Entrance Hall

Understairs storage, built in cupboard, radiator and double glazed window side.

Lounge

Radiator and double glazed window to front.



First Floor Landing

Loft access with pull down ladder (access to part boarded loft) and double glazed window to side.

Bedroom One

Built in cupboard, radiator and double glazed window to front.

Dining Kitchen

Modern matching base and wall units with work surfaces over, stainless steel sink with drainer and mixer tap, built in oven, four ring electric hob and breakfast bar. Built in cupboard, spot lights, double glazed double doors to rear and double glazed window to side



Bedroom Two

Built in cupboard, radiator and doubled glazed window to rear.



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Bedroom Three

Radiator and double glazed window to front.



Bathroom

Modern three piece bathroom suite comprising; panelled bath with mixer tap and shower over, low level WC and unit with feature oval sink and mixer tap. Heated towel rail, built in cupboard housing combi boiler, spot lights and two frosted double glazed windows to side.



Outhouses

High level WC, coal shed and wash house with belfast sink and double glazed window.

Front Garden

Pebbled area, lawned area, parking and path to front door.

Rear Garden

Lawned area, paved area and brick outhouse.



Outhouses

High level WC, coal shed and wash house with belfast sink and double glazed window.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please Note: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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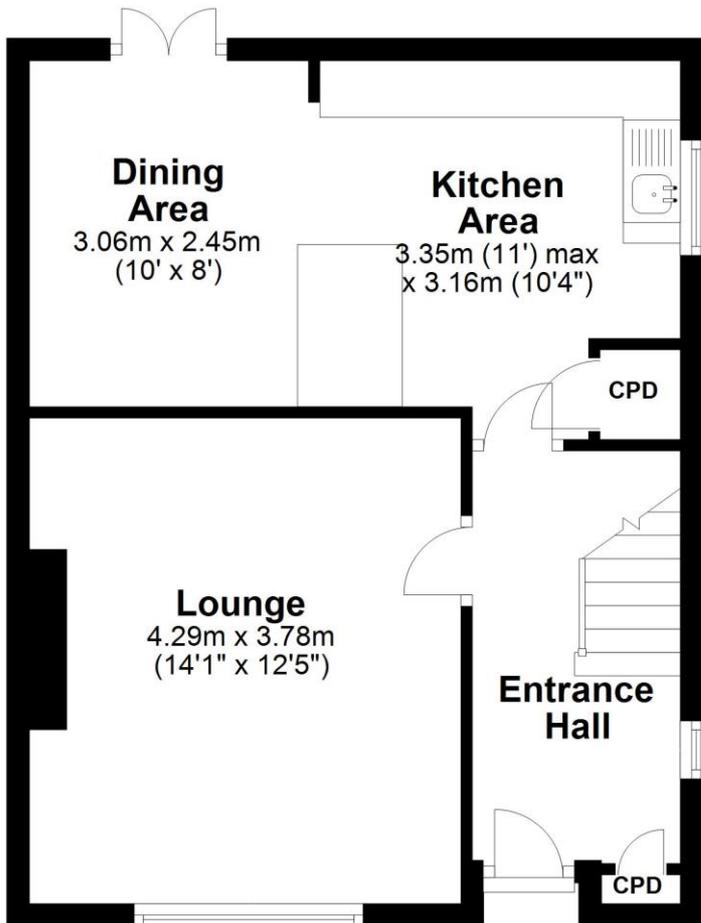
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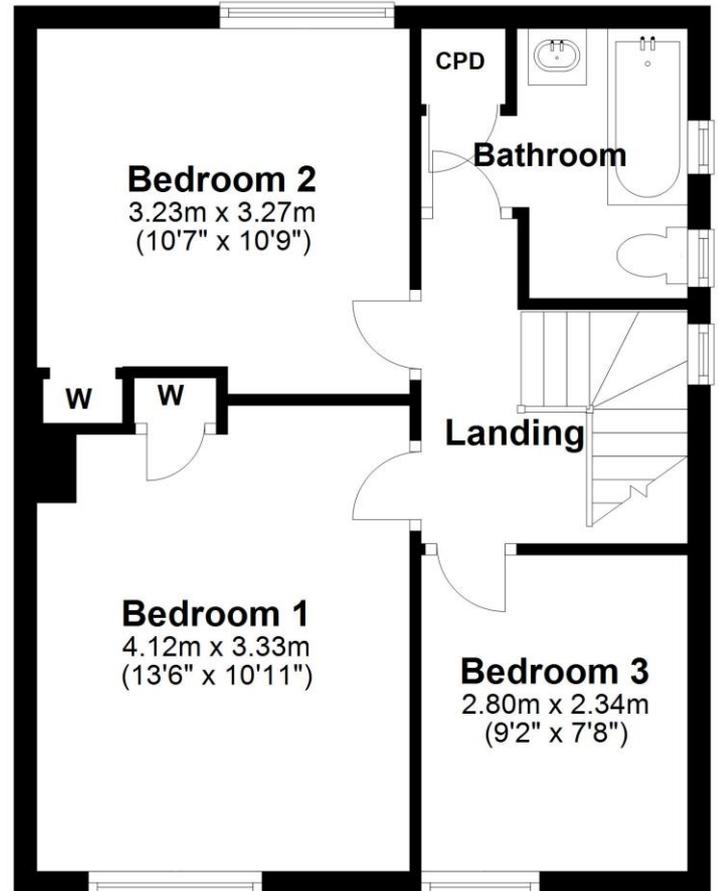
Ground Floor

Approx. 42.1 sq. metres (452.6 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 84.7 sq. metres (911.6 sq. feet)

The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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