



# Bude Grove

## North Shields, NE29 8PW

Fresh Property Centre are pleased to offer for sale this well presneted three bedroom family home situated on Bude Grove in North Shields. The accommodation comprises; entrance hall, lounge/diner and kitchen. To the first floor there are three bedrooms and a bathroom/wc. Externally there is parking to front and a pleasant rear garden. An ideal family home. Early viewing advised.



### Asking Price £190,000



**0191 257 6823**

[www.fresh.property](http://www.fresh.property)

[hello@fresh.property](mailto:hello@fresh.property)

63 Church Way, North Shields, Tyne & Wear, NE29 0AE



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#### **Entrance Hall**

Via double glazed door, radiator and frosted double glazed window to front

#### **Kitchen**

Matching base and wall units with work surfaces over, stainless steel sink with drainer and mixer tap, gas cooker point and plumbing for a washing machine. Tiled floor, radiator, two double glazed windows to front, double glazed door to front, double window to rear and double glazed door to rear.



#### **Lounge**

Feature fire place with electric fire, picture rail, radiator and double glazed window to rear.



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### First Floor Landing

Double glazed window to front.

### Bedroom One

Built in wardrobe, laminate flooring, radiator and double glazed window to rear.



### Bedroom Two

Built in wardrobe, laminate flooring, radiator and double glazed window to rear.



### Bedroom Three

Built in cupboard housing combi boiler, laminate flooring, radiator and double glazed window to front.

### Bathroom/WC

Three piece bathroom suite comprising; panelled bath with shower over, low level WC and vanity hand wash basin. Part tile walls, heated towel rail, built in cupboard, spot lighting and loft access and frosted double glazed window to front.



### Front

Block paved drive, shrubs.

### Rear Garden

Pebbled area, patio area, paved area, bin storage area, lawned area, shed and outside tap.



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.

### Thinking of Moving?

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- Arrange a mortgage
- Select a local solicitor

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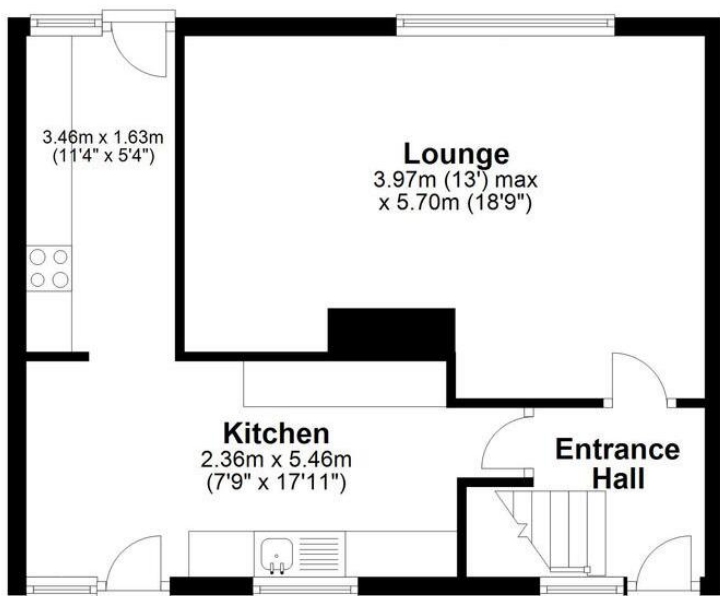
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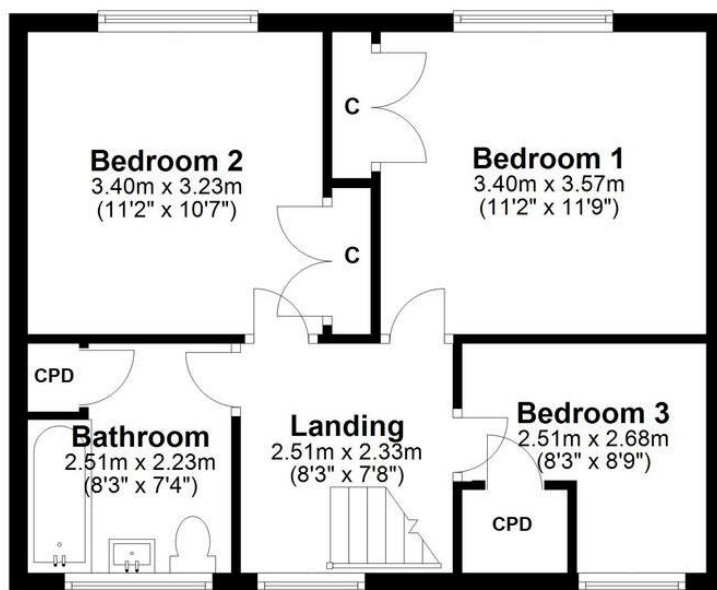
## Ground Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



## First Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



Total area: approx. 88.8 sq. metres (955.3 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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