



# Hollywell Road

## North Shields, NE29 7NJ

Fresh Property Centre are pleased to offer for sale this three bedroom semi detached home situated on Hollywell Road, North Shields. The accommodation comprises; entrance hall, cloaks area, downstairs WC, lounge with bay window, dining area with bay window and open plan kitchen. To the first floor there are three bedrooms and bathroom. Externally there is block paving to the front providing off street parking and a garden to the rear. An ideal family home.



### Asking Price £189,950



0191 257 6823

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

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



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**Entrance Hall**

Stairs to first floor.

**Storage Area**

Laminate flooring, heated towel rail and frosted double glazed window.

**Cloakroom/WC**

Low level WC, hand wash basin, extractor fan and radiator.



**Lounge**

Feature fireplace, radiator and double glazed bay window.



**Dining Area**

Understairs cupboard, built in cupboard in alcove, radiator and double glazed bay window.



**Kitchen Area**

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



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### Landing

Loft access.

### Bedroom One

Range of built in wardrobes, radiator and double glazed window.



### Bedroom Two

Built in cupboard, radiator and double glazed window.



### Bedroom Three

Radiator and double glazed window to rear.



### Bathroom

Two piece bathroom suite comprising; panelled bath with shower over and hand wash basin. Tiled walls, heated towel rail and frosted double glazed window.



### External

#### Front

Block paving providing off street parking.

#### Rear

Paved area, lawned area, pebbled area and shed.



Please Note: 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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- Sell your home
- Arrange a mortgage
- Select a local solicitor

Call our team to see how we can help

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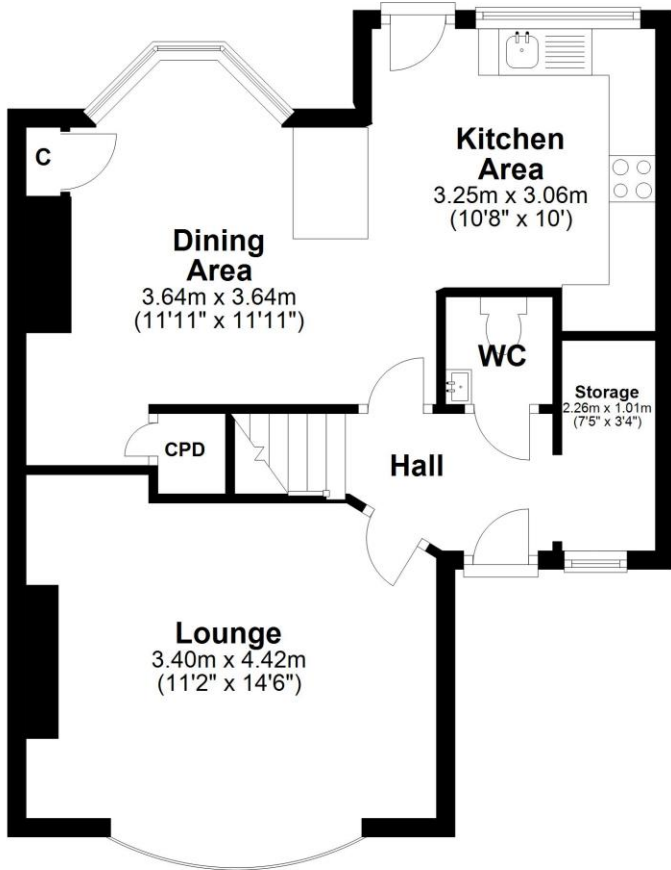
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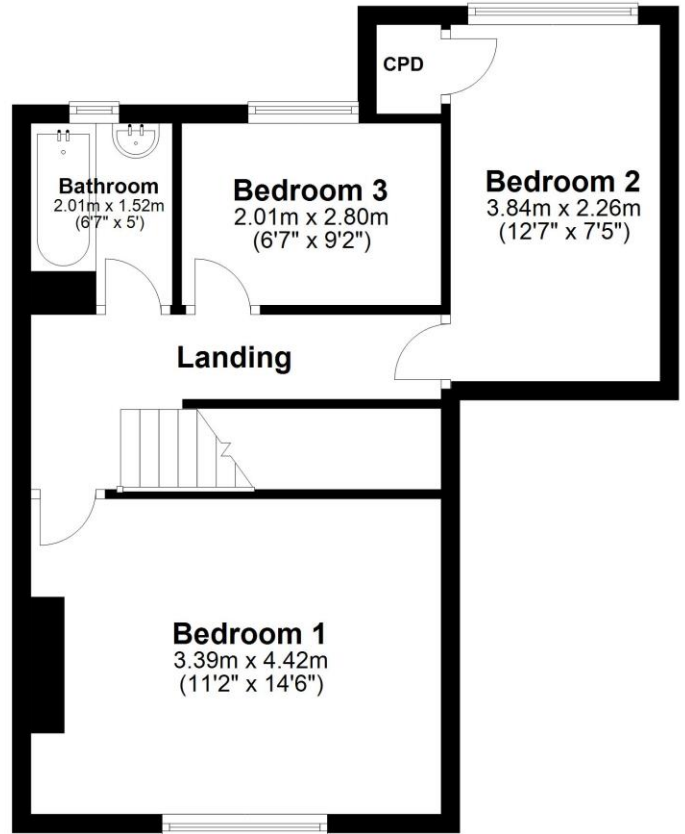
### Ground Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



### First Floor

Approx. 42.9 sq. metres (461.2 sq. feet)



Total area: approx. 90.3 sq. metres (971.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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