



ASKING PRICE

**£174,950**

**Rosebery Avenue**

North Shields, NE29 9PQ



## PROPERTY SUMMARY

Fresh Property Centre welcome to the market, this end terrace home on Rosebery Avenue in Preston Village, North Shields.

With its double-fronted design, the property boasts an inviting façade that hints at the spaciousness within. Inside, you will find two reception rooms, perfect for enjoying quiet family evenings. The house features four bedrooms, providing ample accommodation for families, a kitchen, cloakroom and family bathroom.

While the property requires modernisation, this presents a unique chance for buyers to infuse their personal style and preferences into the design.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an ideal choice for families. With a little vision and effort, this house can become a stunning residence in a sought-after area.

4



1



2















**LOCAL AUTHORITY**

North Tyneside

**TENURE**

Freehold

**COUNCIL TAX BAND**

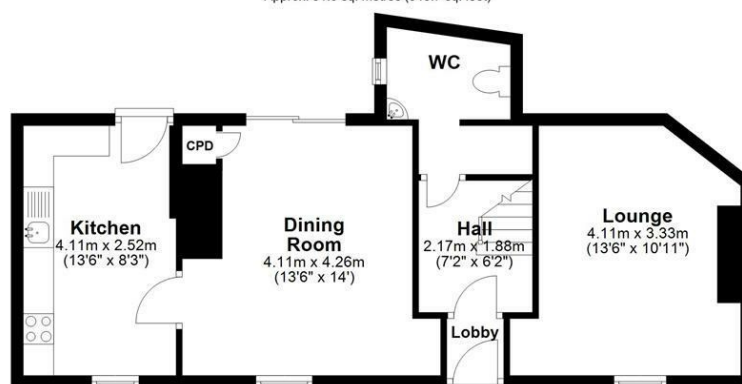
A

**VIEWINGS**

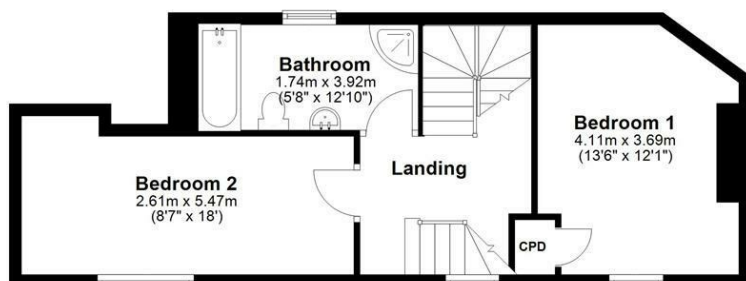
By prior appointment only

**Ground Floor**

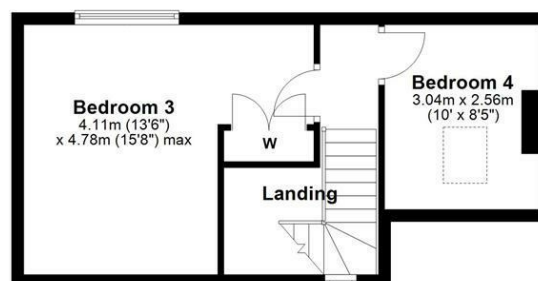
Approx. 51.0 sq. metres (548.7 sq. feet)

**First Floor**

Approx. 43.6 sq. metres (469.2 sq. feet)

**Second Floor**

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 126.7 sq. metres (1363.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	50	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**

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