



ASKING PRICE

£225,000

Penrith Avenue

North Shields, NE30 3UH

Fresh Property Centre welcome to the market, this home located on Penrith Avenue in the desirable Marden Estate. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room and dining area provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The kitchen is functional and ready for your culinary adventures, making it easy to prepare meals for family and friends. The bathroom is conveniently located, ensuring practicality for daily routines.

This home is situated close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. With its appealing features and prime location, this property presents a wonderful opportunity for anyone looking to settle near the coast.

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LOCAL AUTHORITY

North Tyneside

TENURE

Freehold

COUNCIL TAX BAND

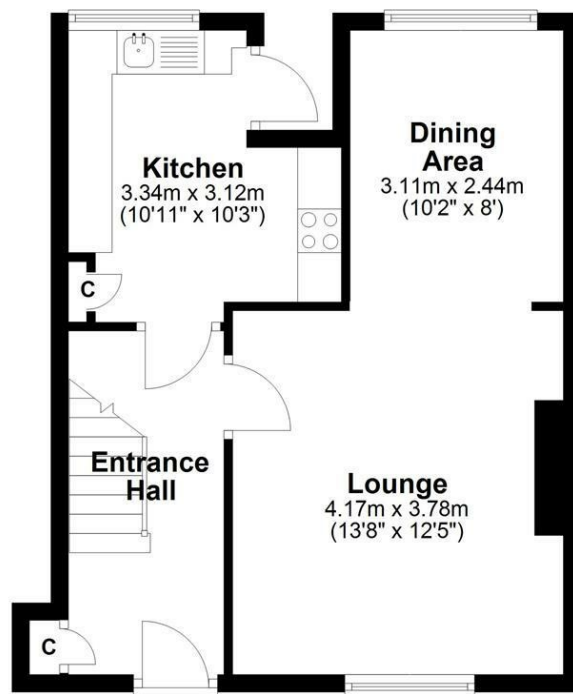
B

VIEWINGS

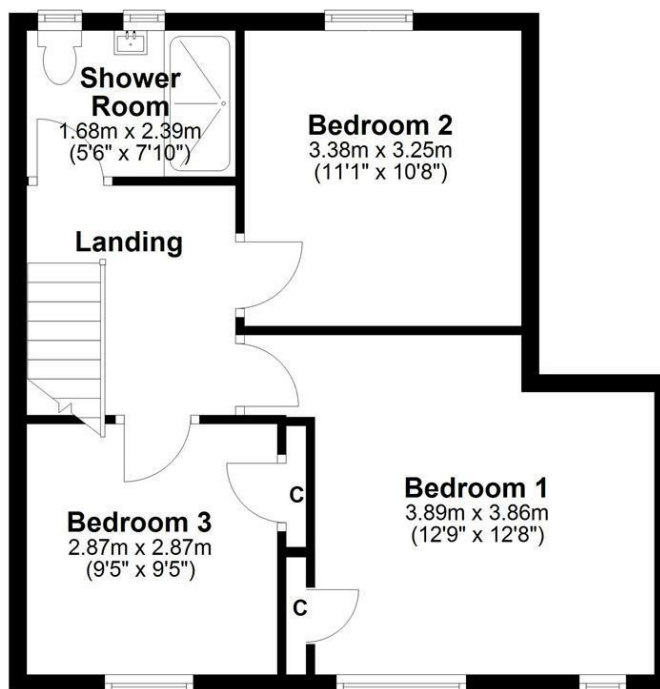
By prior appointment only

Ground Floor

Approx. 40.4 sq. metres (435.4 sq. feet)

**First Floor**

Approx. 53.9 sq. metres (580.0 sq. feet)



Total area: approx. 94.3 sq. metres (1015.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
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

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