



ASKING PRICE

£325,000

Watch House Close

North Shields, NE29 6YL

PROPERTY SUMMARY

Fresh Property are please to present this extended family home on Watch House Close, Royal Quays, North Shields. With three well-proportioned bedrooms, including a master suite complete with an ensuite Shower room, this property is ideal for families seeking both space and convenience.

The heart of the home is an open plan kitchen/diner and a lounge that flow seamlessly into the garden through bi-fold doors, creating an inviting atmosphere for entertaining or simply enjoying the outdoors. The garden itself is a delightful retreat, featuring a hot tub.

With two bathrooms, this property ensures that morning routines are hassle-free for the entire family. The thoughtful design and modern finishes throughout the home enhance its appeal, making it a must-see for anyone looking to settle in this desirable location.

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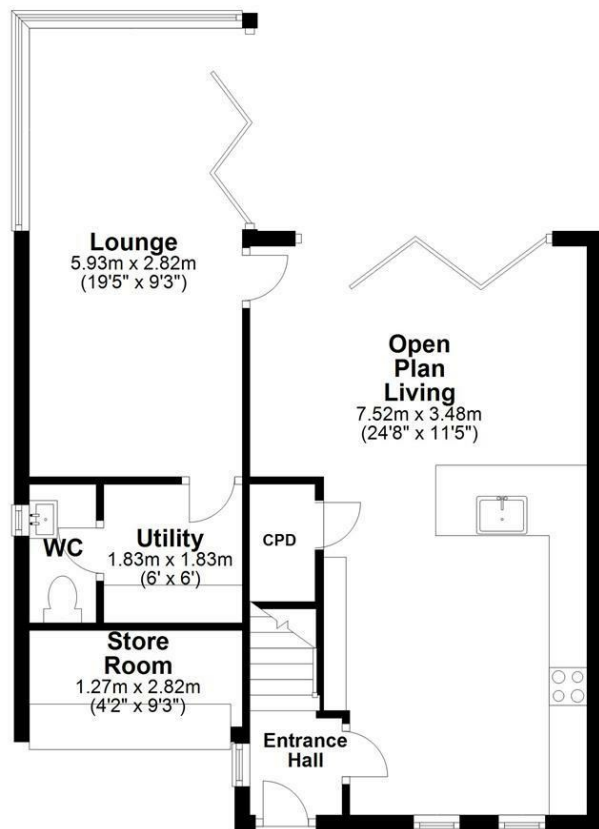
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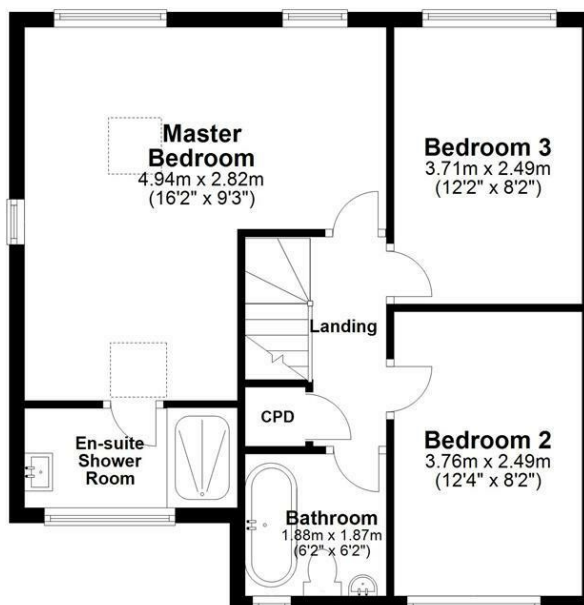
Ground Floor

Approx. 62.7 sq. metres (674.9 sq. feet)



First Floor

Approx. 52.1 sq. metres (561.1 sq. feet)



Total area: approx. 114.8 sq. metres (1236.1 sq. feet)

LOCAL AUTHORITY

North tyneside

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

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

73

83

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

63 Church Way
North Shields
Tyne & Wear
NE29 0AE

OFFICE DETAILS

0191 257 6823
hello@fresh.property
www.freshpropertycentre.co.uk