



ASKING PRICE

**£185,000**

**Walwick Avenue**

North Shields, NE29 7EE

CASH BUYERS ONLY - Fresh Property are pleased to present this extended semi-detached home located on Walwick Avenue in North Shields. This delightful property boasts a spacious layout, perfect for families or those seeking extra room to grow.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The property features three well-proportioned bedrooms, providing ample space for relaxation and rest. The convenience of two bathrooms, including a downstairs shower room and a family bathroom upstairs, ensures that morning routines are a breeze.

The heart of the home is undoubtedly the modern dining kitchen, which is both stylish and functional. This space is ideal for entertaining guests or enjoying family meals. Additionally, the utility room offers practicality and extra storage, making daily chores more manageable.

One of the standout features of this property is the generous gardens that surround it. With ample space to the front, rear, and side, these gardens provide a wonderful outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. The sunroom adds an extra touch of charm, allowing you to bask in natural light while enjoying views of the garden.

For those with vehicles or hobbies, the double garage offers secure parking and additional storage options.

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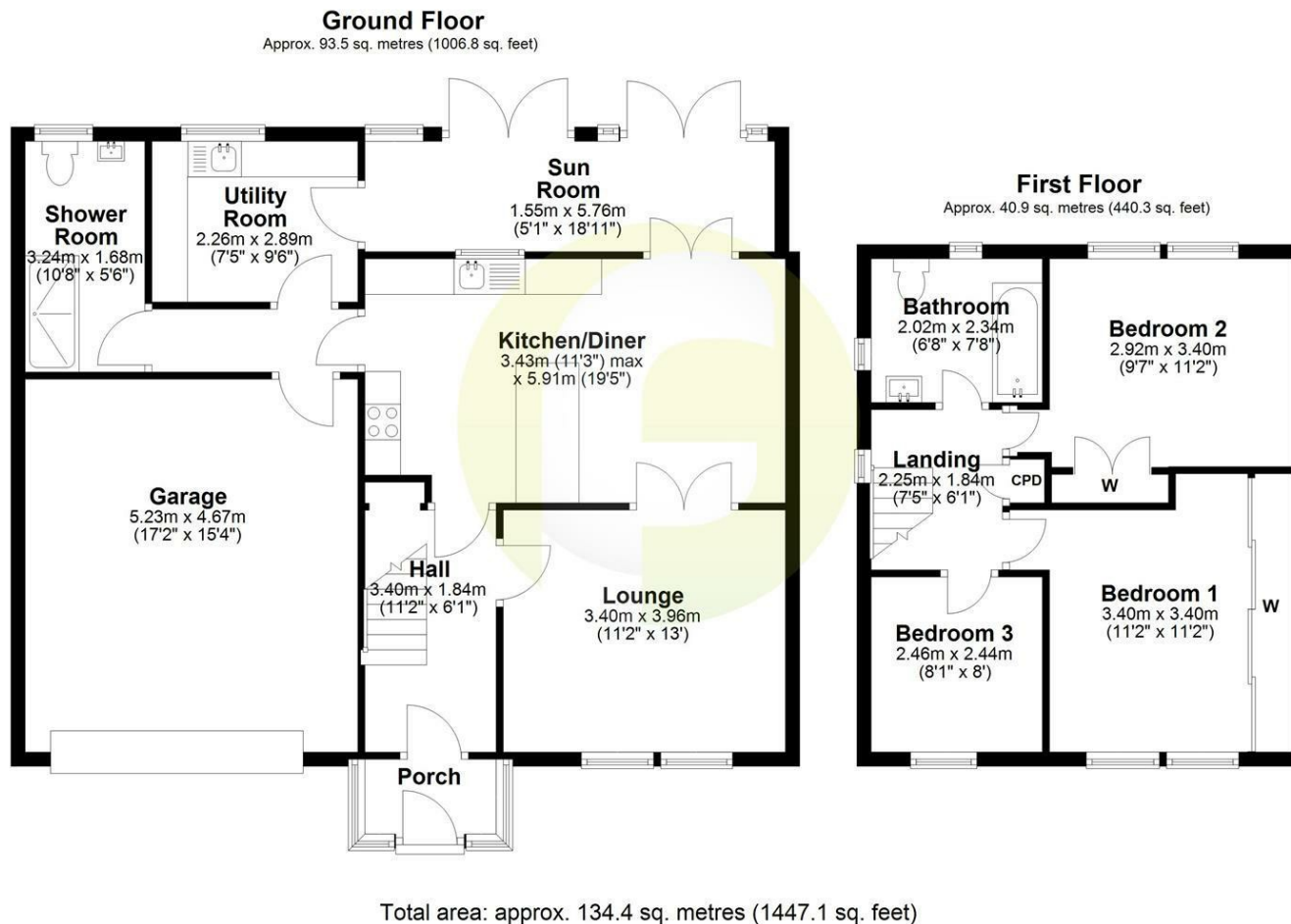
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**LOCAL AUTHORITY**  
North Tyneside

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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