



ASKING PRICE

**£245,000**

**Devon Road**

North Shields, NE29 8PP



Fresh Property Centre are pleased to welcome to the market this delightful three-bedroom family home located on Devon Road, North Shields.

Lovingly updated by the current owner, the property boasts a modern kitchen and a stylish bathroom, making it an ideal choice for families seeking comfort and convenience. Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The downstairs WC adds to the practicality of the home, while the dining area seamlessly connects to a bright conservatory, perfect for enjoying the garden views throughout the seasons.

The property features three well-proportioned bedrooms, offering plenty of room for family members or guests. Outside, you will discover a generous rear garden, an excellent space for children to play or for hosting summer gatherings. Additionally, the property includes parking for two cars, ensuring that convenience is at your fingertips.

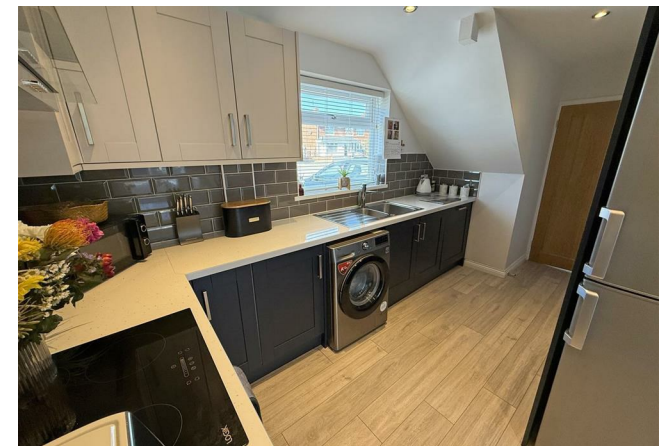
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1



2











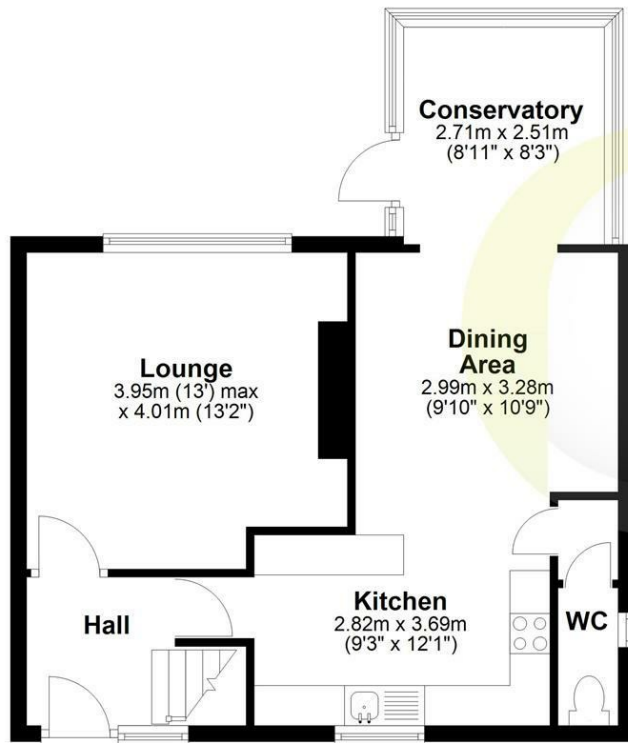






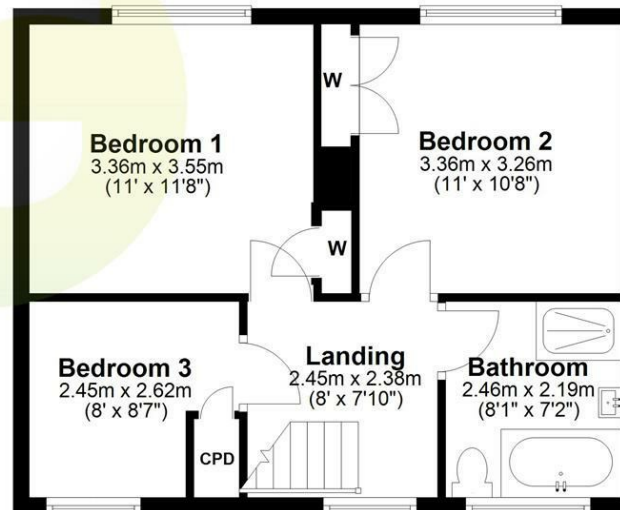
### Ground Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



Total area: approx. 92.7 sq. metres (997.9 sq. feet)

### 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 |         |                         |
| 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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