



ASKING PRICE

**£249,950**

**Delaval Avenue**

North Shields, NE29 7PX

Fresh Property Centre welcome to market this beautifully presented three bedroom semi-detached house situated on Delaval Avenue, North Shields. Offering a delightful blend of modern living and comfort, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room that sets the tone for the rest of the home. The modern open-plan dining room seamlessly connects to a stylish kitchen, creating an ideal space for entertaining guests or enjoying family meals. The convenience of a downstairs WC, boot room and gym adds to the practicality of this lovely home.

The property boasts a modern four-piece bathroom, designed with both elegance and functionality in mind, ensuring a relaxing retreat at the end of the day. The pleasant corner plot provides a sense of privacy and outdoor space, perfect for enjoying the fresh air. Viewing is highly recommended.

3



1



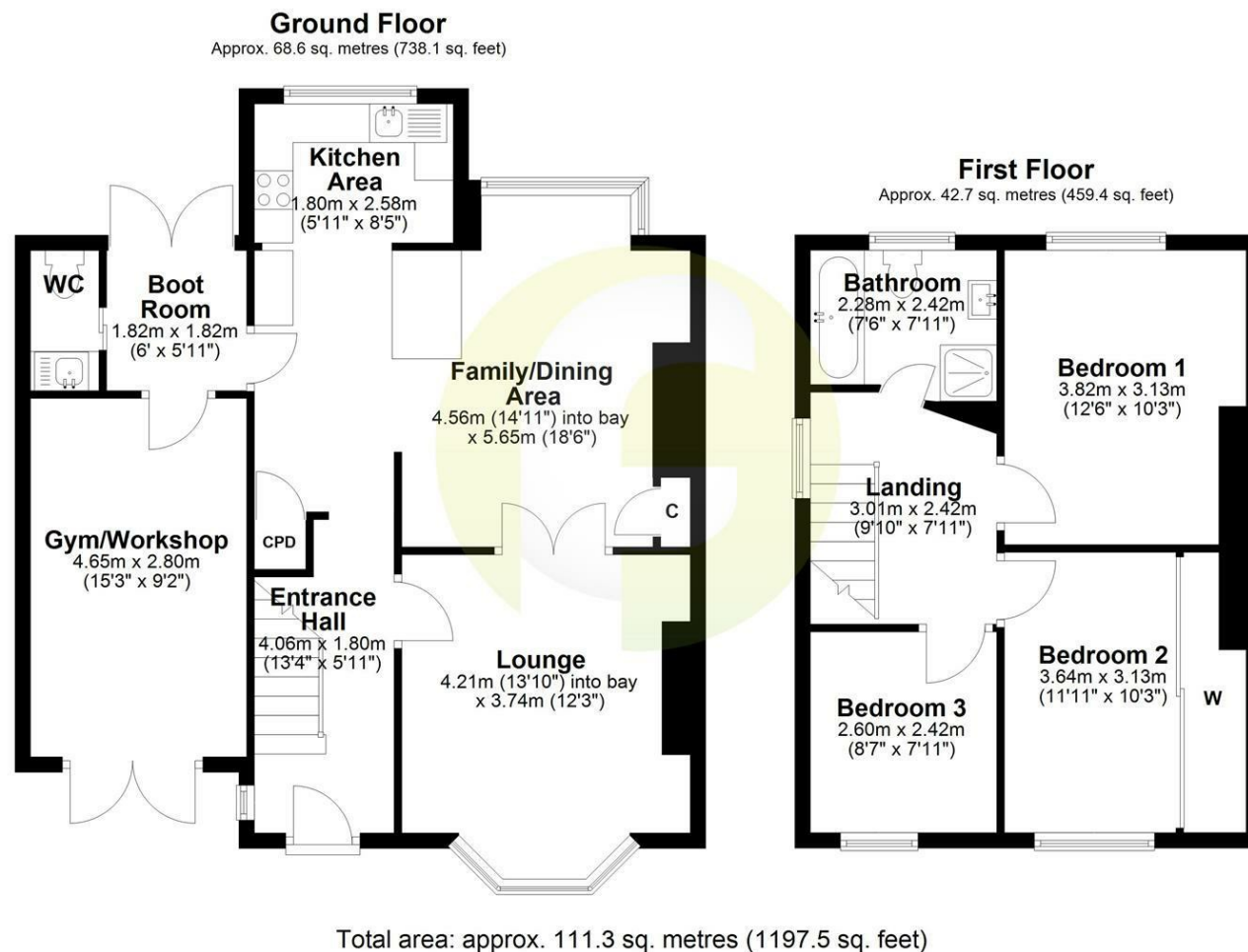
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## LOCAL AUTHORITY

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                                   | 69                      | 75        |
| (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 |           |

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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## OFFICE DETAILS

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