



5 Juliet Avenue  
, North Shields, NE29 7NH  
**£120,000**



Trading Places





## 5 Juliet Avenue

, North Shields, NE29 7NH

Trading Places are delighted to welcome to the market this fantastic opportunity, located on Juliet Avenue, North Shields. Situated on a fantastic corner plot with an abundance of potential this property is an exciting opportunity which requires modernisation and updating and will appeal to a variety of buyers.

This semi detached property briefly comprises; entrance hallway, living room, dining room, kitchen, three bedrooms and a family bathroom. Externally, there is a driveway for parking and a substantial corner garden plot. To the rear is a private smaller outside paved area.

The location of this property provides access to all coastal towns and easy access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by providing a direct route to the coast or Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and the Metro service. For the growing family, the property is well positioned for access to very well-regarded schools.

Early inspection is highly recommended to fully appreciate this rare to the market, semi detached property which has huge potential. Call Trading Places on 0191-2511189 to arrange a viewing. Council Tax A. EPC Rating D.

**Agent Note:** Please be advised that this property is of non-standard construction. It has not been repaired under any approved scheme to transfer the property to a standard construction specification.

### Entrance Hallway

Entrance through UPVC front door with glazed inserts. Side window allowing for natural light, radiator and doors to kitchen and living room. Stairs to first floor.

### Living Room

13'3 x 11'4 (4.04m x 3.45m)

Front facing living room with two double glazed windows and single radiator. Archway to dining room.

### Dining Room

11'3 x 10'1 (3.43m x 3.07m )

Rear facing dining room with door to kitchen and door to rear garden. Double glazed window and single radiator.

### Kitchen

11'6 x 9'2 (3.51m x 2.79m)

This functional kitchen is in need of modernisation. UPVC double glazed window to rear garden, radiator and newly fitted wall mounted boiler. Door to outhouse buildings.

### First Floor Landing









#### Bedroom One

13'4 x 10'10 (4.06m x 3.30m)

Front facing double bedroom with built in double fitted storage. Double glazed window and single radiator.

#### Bedroom Two

11'8 x 11'6 (3.56m x 3.51m)

To the rear of the property this double bedroom consisting of two UPVC double glazed window, radiator and storage cupboard.

#### Bedroom Three

8'3 x 8'1 (2.51m x 2.46m)

Single bedroom to the front of property with UPVC double glazed window and single radiator.

#### Bathroom

Modern wet room with walk in shower, low level WC and wash basin. Two double glazed UPVC windows to side and rear.

#### Front Gardens

The front gardens are laid to lawn and have a path and driveway to front of house and outhouses to side of property.

#### Side Gardens

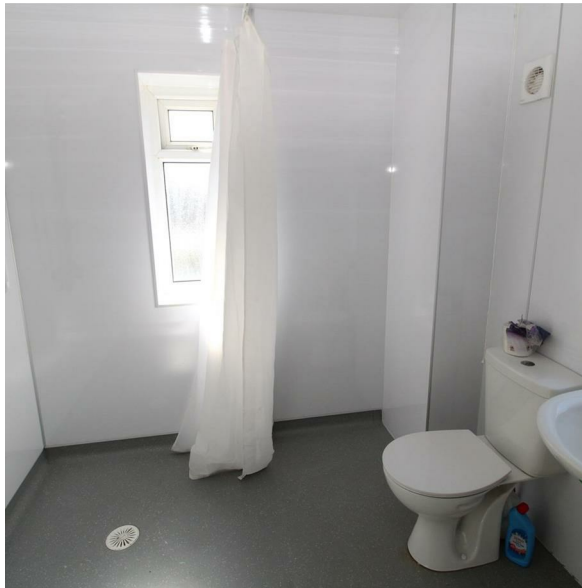
This exceptional plot offers so much potential to the side of the property.

#### Rear Gardens

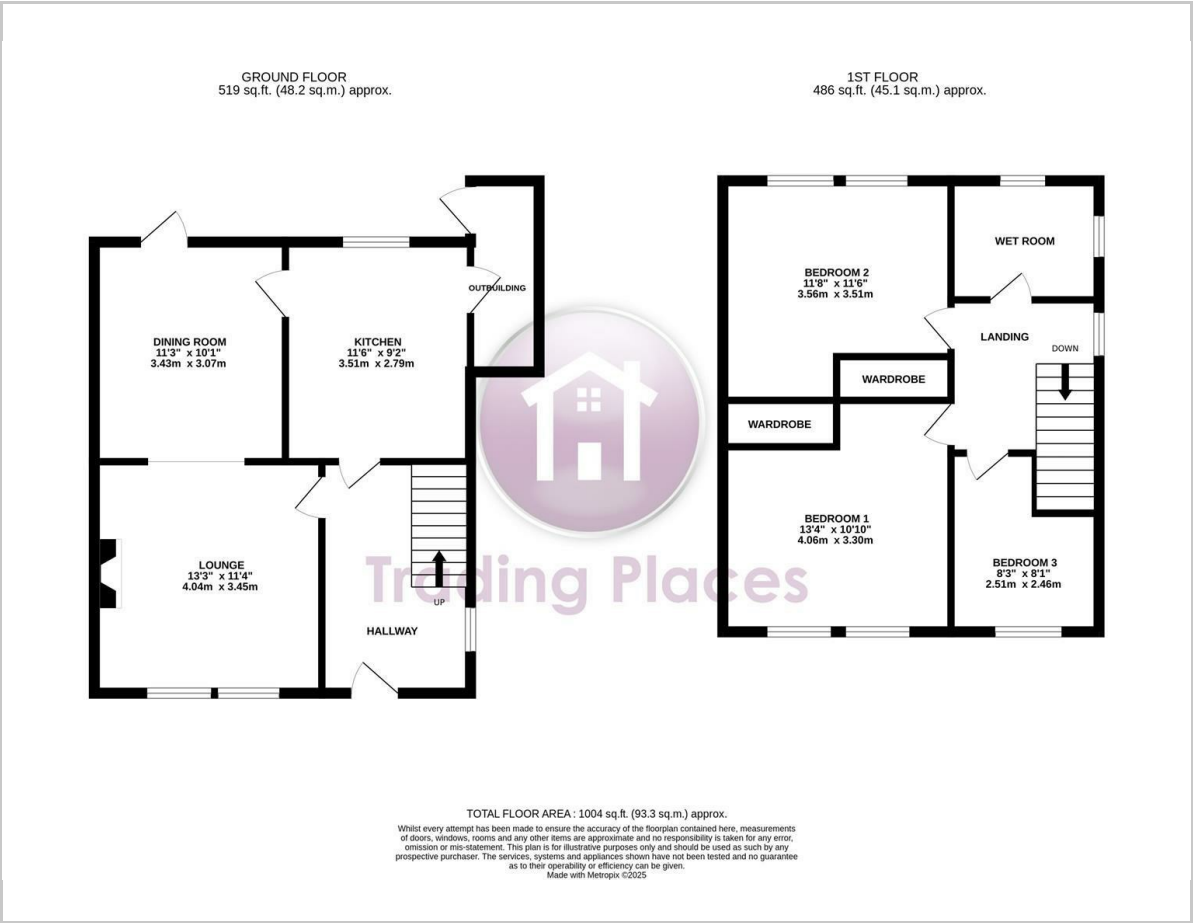
Accessed from the outhouses and dining room this well maintained paved garden with fenced boundaries.

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Floor Plan



Viewing

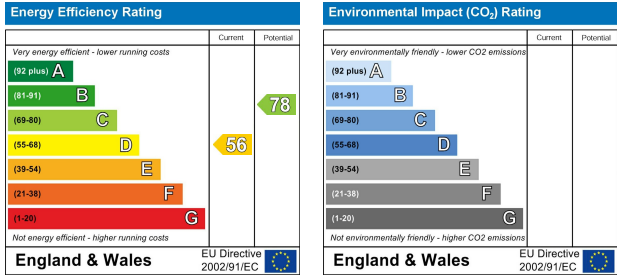
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



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