

**F**OR  
SALE

6 WALTON AVENUE, NORTH SHIELDS NE29 9NQ  
£77,500



3 BEDROOM HOUSE - TOWNHOUSE

- THREE BEDROOM TOWNHOUSE
- RECEPTION ROOM
- CONTEMPORARY DINING KITCHEN & UTILITY ROOM
- BATHROOM WC, TWO ENSUITES & DOWNSTAIRS WC
- FRONT TOWN GARDEN & REAR GARDEN
- RESIDENTS PARKING
- EPC RATING B
- \*\*\*25% SHARED OWNERSHIP\*\*\*

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ENTRANCE HALLWAY

DINING KITCHEN  
17'5 x 12'10

UTILITY ROOM  
6'9 x 5'3

DOWNSTAIRS WC

FIRST FLOOR LANDING

RECEPTION ROOM  
12'8 x 9'9

BEDROOM  
12'8 x 7'10

BATHROOM WC  
5'11 x 5'6

SECOND FLOOR LANDING

BEDROOM  
12'9 x 9'8

ENSUITE  
5'11 x 4'5

BEDROOM  
12'8 x 9'8

ENSUITE  
5'11 x 4'5

FRONT TOWN GARDEN

REAR GARDEN

## 6 WALTON AVENUE, NORTH SHIELDS NE29 9NQ

\*\*\*THIS IS SALE OF A 25% SHARE OF OWNERSHIP\*\*\*

This beautiful and modern townhouse is perfectly located in a popular residential area. It boasts a wealth of contemporary features and is ideal for a range of buyers.

With over 1100 square foot of accommodation set over three floors this well presented property consists of a welcoming entrance hallway with stairs to the first floor and doors to the dining kitchen, utility and downstairs WC. The contemporary dining kitchen boasts a range of units with contrasting worktops and integrated appliances including single oven, induction hood, chimney hood, fridge and dishwasher. The utility room has further units, worktops and spaces for appliances. To the ground floor there is also a WC with vanity washbasin. The reception room is located on the first floor along with a bedroom and the bathroom including panelled bath, pedestal wash basin and integrated WC. To the second floor there are two light and airy bedrooms, both with en-suites including walk in showers, vanity washbasin and low level WCs. From the principal bedroom there are stairs up to the mezzanine level which is currently used for storage. Throughout the property there is under floor heating. Externally the property has a front town garden and rear garden with patio and access to the residents car park which has electronic gates.

The generous size and amazing condition of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, and the diverse scenery makes it attractive to retired couples, young couples and families.



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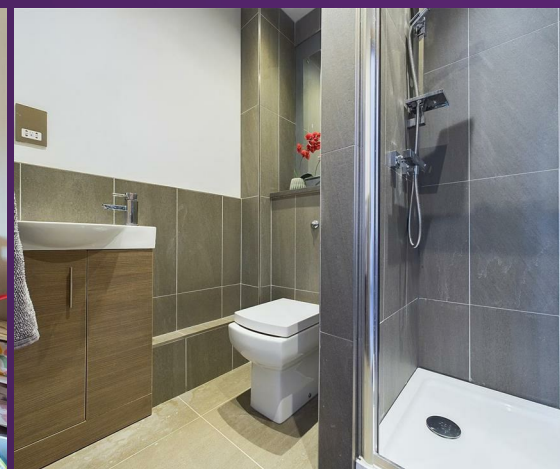
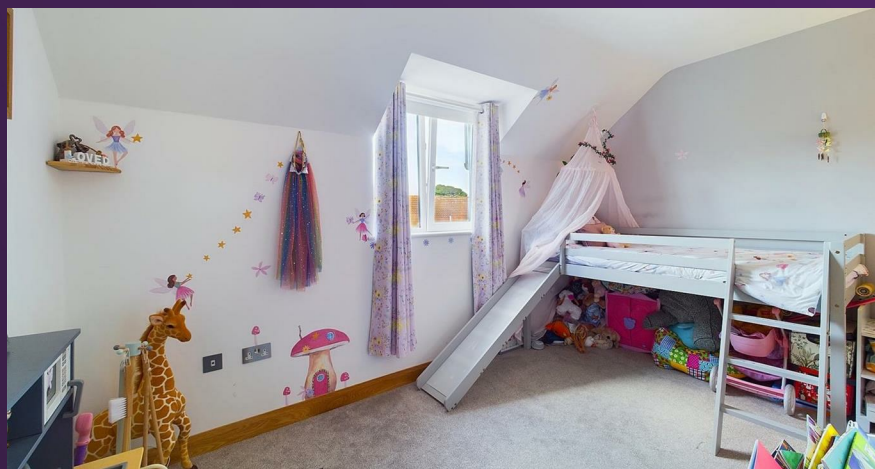
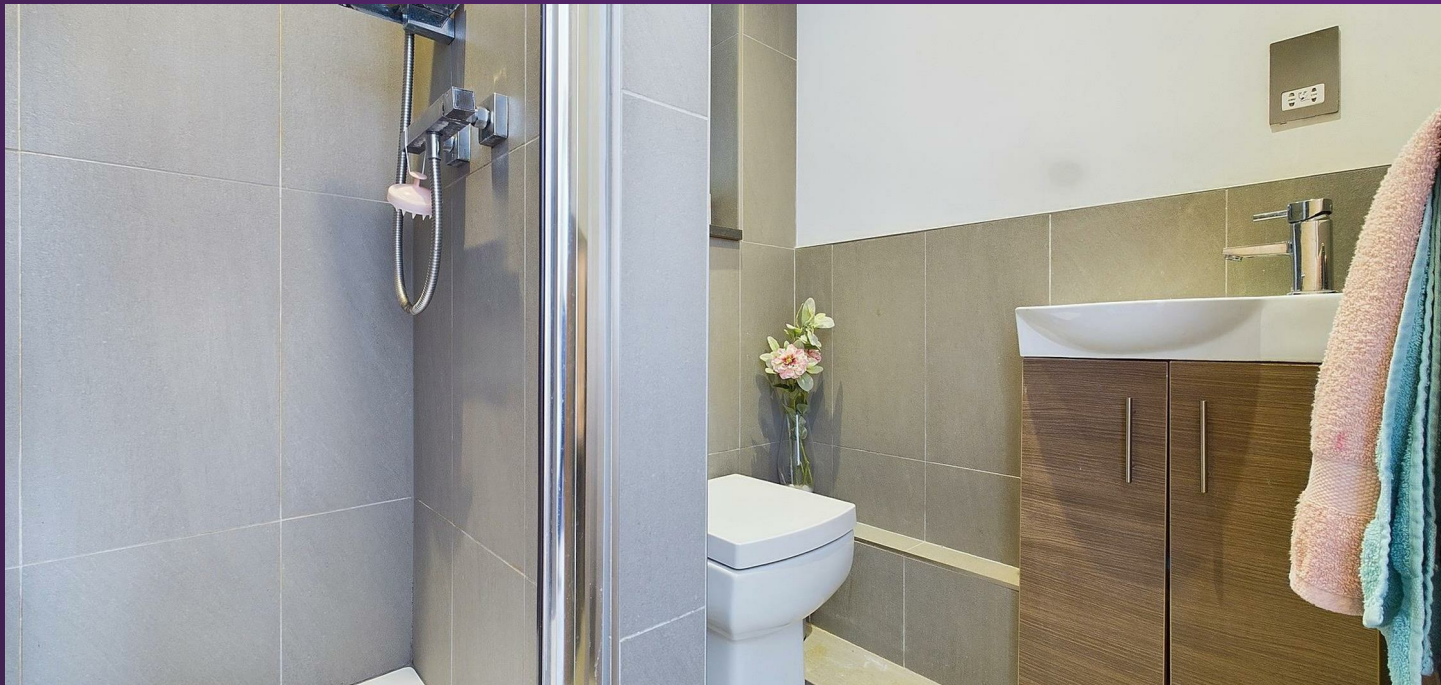


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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

[VIEW PROPERTY](#)

#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

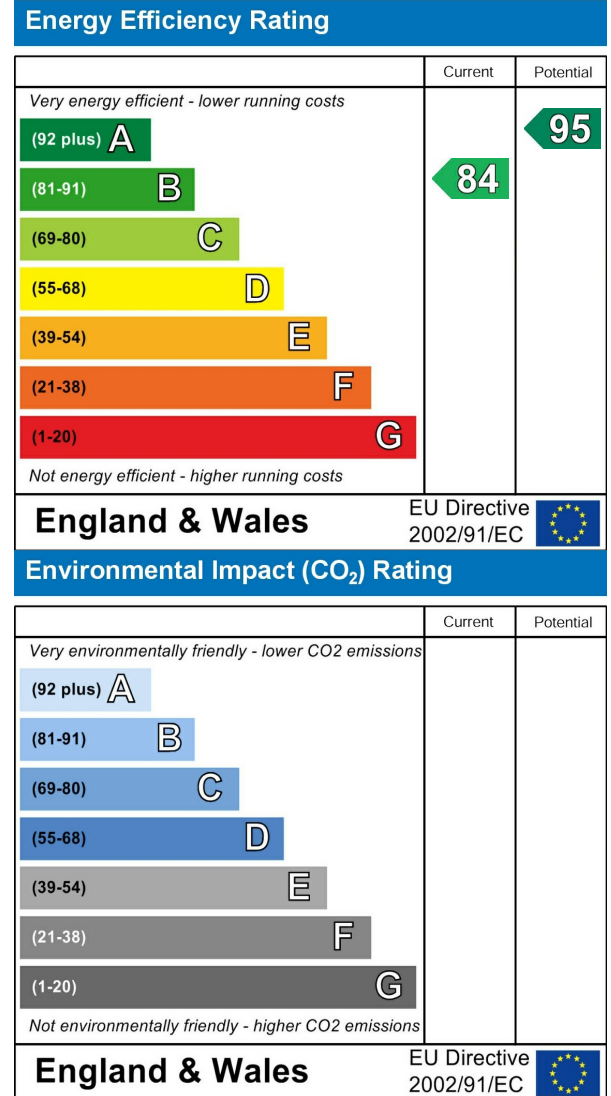
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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