





- Sought After Location
- Four Bedrooms
- Double Garage
- Freehold
- Call For More Information
- Stunning Family Home
- Spacious Accommodation
- Two Bathrooms
- Viewing Recommended
- Video Tour Available





** Video Tour on our YouTube Channel | <https://youtu.be/XsF8XVcJ9Is> **

A fabulous opportunity to purchase this immaculately presented and spacious four-bedroom, semi-detached home, on the popular Walton Avenue, North Shields.

Internally the property briefly comprises: - entrance hall, spacious living room with bay window and feature fireplace, formal dining room, sunny conservatory with access to the rear garden, breakfast room, and a great-sized kitchen with fitted wall and floor units providing ample storage, along with access to the utility and room garage. On the first floor, you are presented with four good-sized bedrooms, one with a generous en suite bathroom, and there is also a three-piece family shower room WC with double walk-in shower. Further benefits include double glazing and gas central heating.

Externally, there is a block paved driveway to the front leading to the double garage and there is a lovely well-stocked garden to the rear with a generous patio and lawn. A perfect space to relax or entertain in the warmer months.

Walton Avenue is a peaceful, residential area in Preston Village. It is a highly regarded location which is predominantly owner occupied and generates an excellent community spirit. Well placed for access to well-regarded schools, public travel links, and local shops. The A1058 coast road is close by so you have access to the Town Centre which is some twenty minutes' drive away. There is also ease of access to the wonderful blue flag coastline and the Quayside, which is hive of activity.

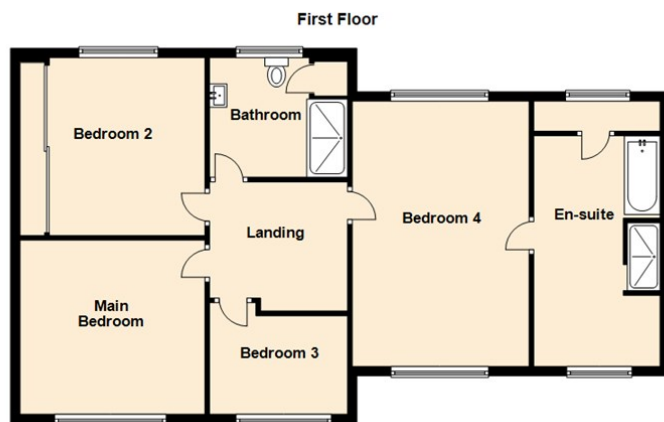
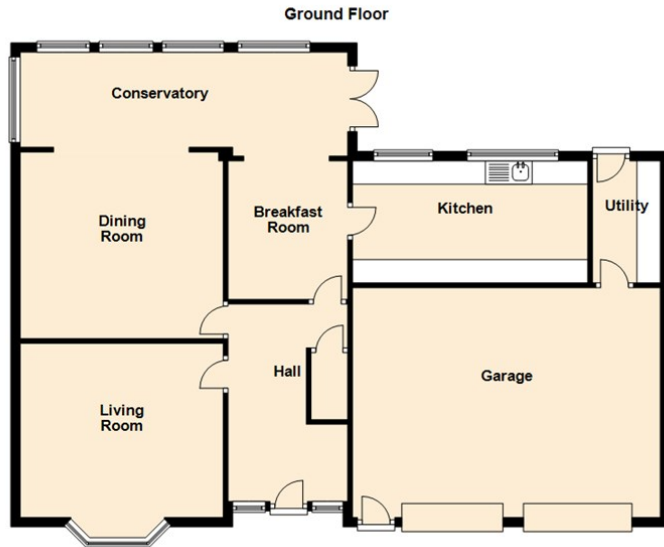
A viewing goes without saying to assess how charming this home is. To book yours or for more information please call our Tynemouth sales team on 0191 257 2000.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*.





The difference between house and home

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Living Room 12'2" x 14'2" (3.72 x 4.34)

Dining Room 13'1" x 14'2" (3.99 x 4.34)

Conservatory

Breakfast Room 9'8" x 8'4" (2.96 x 2.56)

Kitchen 8'6" x 16'6" (2.61 x 5.03)

Utility Room 8'6" x 4'9" (2.61 x 1.45)

Main Bedroom 12'6" x 12'11" (3.82 x 3.95)

Bedroom Two 12'5" x 12'11" (3.80 x 3.95)

Bedroom Three 8'3" x 9'8" (2.52 x 2.95)

Bedroom Four 18'7" x 12'4" (5.67 x 3.78)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gosforth

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Newcastle

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High Heaton

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Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

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