







3



2



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- Popular Location
- Extended To Rear
- Two Reception Rooms
- Council Tax Band \*B\*
- Viewing Recommended
- No Onward Chain
- Three Bedrooms
- Close To Amenities
- Freehold
- Call For More Information







### THREE BEDROOM HOUSE WITH DETACHED GARAGE

Located in the ever-popular Regency Gardens in North Shields, this delightful three-bedroom terraced property presents an excellent opportunity for first-time buyers or anyone seeking to downsize. Offered for sale with the benefit of no onward chain.

The location is just a stone's throw away from a wide range of local amenities. North Shields town centre is close by, with plenty of shops, cafes, and restaurants, while transport links are excellent, providing easy access to Newcastle city centre. Tynemouth Long Sands beach and Fish Quay add to the appeal, offering outdoor space for activities, and are only a few minutes' drive away. Additionally, the nearby coastal paths offer excellent walking routes.

Internally the well-presented property is made up of an entrance lobby, bright and airy lounge with feature fireplace and double doors opening to the kitchen dining room with fitted wall and floor units and integrated oven and hob and there is a family room with French doors out to the rear. To the first floor there are three bedrooms and a modern bathroom WC. The property also features gas central heating and double glazing.

Externally there is a garden to the front and an easy to maintain garden to the rear. There is also a single detached garage.

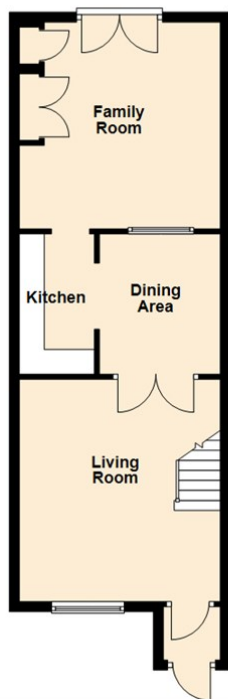
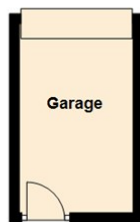
We anticipate a high level of interest on this property. For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

#### Tenure

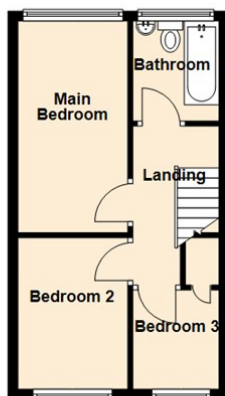
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*.

Ground Floor



First Floor



Living Room 14'7" x 13'3" (4.47 x 4.04)

Dining Area 9'3" x 7'11" (2.82 x 2.43)

Kitchen 9'3" x 4'11" (2.82 x 1.51)

Family Room 13'7" x 13'3" (4.16 x 4.04)

Bedroom Two 10'0" x 7'3" (3.05 x 2.21)

Bedroom Three 6'6" x 5'8" (1.99 x 1.73)

Main Bedroom 13'11" x 8'7" (4.25 x 2.62)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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