





3



2



1

- Sought After Location
- Three Bedrooms
- Private Rear Yard
- Council Tax Band *B*
- Viewing Recommended
- Terraced Family Home
- Two Reception Rooms
- Close To Amenities
- Freehold
- Call for More Information





This three-bedroom, terraced home is positioned on the charming, tree lined Sandringham Gardens, in North Shields. Offered for sale with the benefit of no upper chain, making it an ideal choice for first-time buyers, growing families, or investors.

The house requires some updating and briefly comprises to the ground floor: - entrance lobby and hallway, bright and airy lounge with a bay window, separate dining room, and a modern kitchen with fitted wall and floor units integrated oven and hob and access to the rear. To the first floor there are three bedrooms and a family bathroom WC. Additional benefits include gas central heating and double glazing.

Externally there is an easy to maintain town garden to the front and there is a private yard to the rear.

This particular part of North Shields is extremely favourable and offers the buyer a superb lifestyle choice. A very well-regarded coastal location offering access to some of the most delightful beaches in the UK with blue flag status. You have ease of access to well-regarded schools and public travel links. The Metro which will have you into the city centre in some twenty minutes. North Shields is an old fishing location where there is still and active working Quayside - a hive of activity, with bars and restaurants, along with the fishing industry.

For more information and to book a viewing please call our Coastal team on 0191 257 2000.

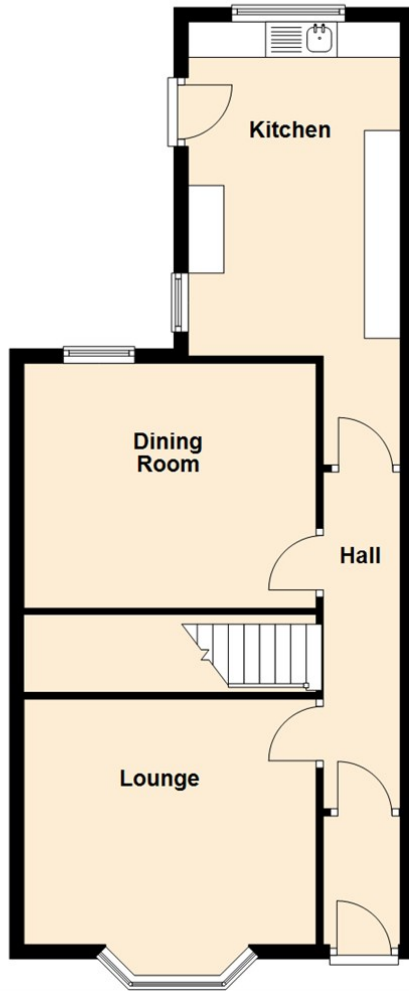
Tenure

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

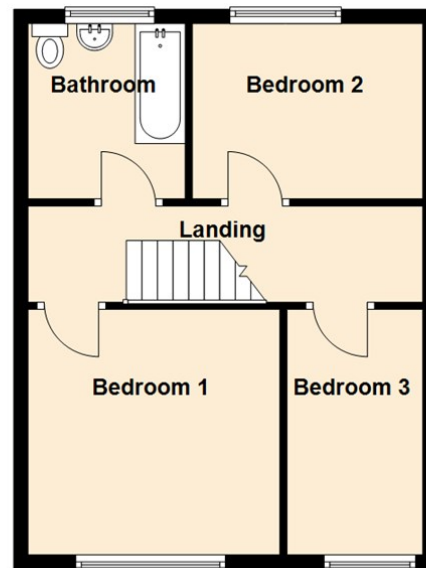
Council Tax band *B*.



Ground Floor



First Floor



Lounge 12'2" x 12'3" (3.73 x 3.75)

Dining Room 11'6" x 11'5" (3.51 x 3.48)

Kitchen 16'11" x 8'3" (5.17 x 2.53)

Bedroom One 9'8" x 12'3" (2.97 x 3.75)

Bedroom Two 8'7" x 8'2" (2.63 x 2.51)

Bedroom Three 5'9" x 12'4" (1.77 x 3.76)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The difference between house and home

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