



 Jan Forster

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Kitchener Terrace | North Shields | NE30 2HH  
Offers Over £175,000





- Great Location
- Ground Floor
- No Onward Chain
- Close To Park
- Leasehold
- Two Bedrooms
- Ideal First Time Buy
- Shared Rear Yard
- Close to Fish Quay
- Call For More Information







\*\* Video Tour on our YouTube Channel | <https://youtu.be/YM8isxfE994>  
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Situated on the edge of Northumberland Park and within walking distance of Tynemouth Village, this charming, two-bedroom, ground floor property is, positioned on the popular Kitchener Terrace in North Shields. Offered with no onward chain, this property represents a fantastic opportunity for a variety of buyers.

Internally, the property is need of some light updating and briefly comprises an entrance hallway with useful storage, a bright and airy main bedroom with a charming bay window, a second bedroom, a comfortable lounge, and a modern kitchen fitted with wall and floor units, an integrated oven, and a hob. There is also a contemporary bathroom/WC with four piece suite.

Further benefits include gas central heating and double glazing. Externally, there is a shared rear yard, offering additional outdoor space.

The property enjoys an excellent location, providing a true residential living experience with easy access to a range of local amenities including shops, schools, Northumberland Park, and public transport links. It is conveniently situated within easy reach of the A1058 Coast Road, the award-winning blue flag beaches, and is just a short walk from the heart of Tynemouth Village. The nearby Metro station, approximately fifteen minutes walk away, offers direct access to Newcastle City Centre and many other Tyneside destinations.

Interested parties are urged to arrange a prompt and essential viewing. Please call our Tynemouth branch on 0191 257 2000.

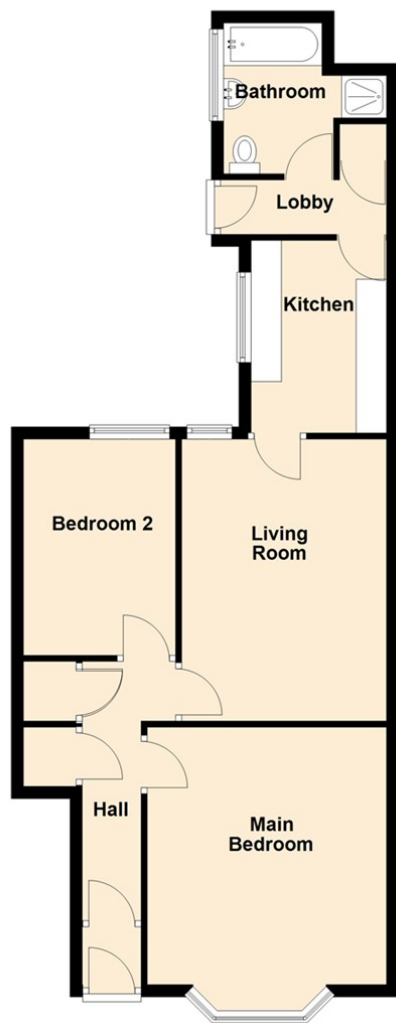
#### Tenure

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

Council Tax band: A



Ground Floor



Living Room 15'2" x 11'0" (4.64 x 3.37)

Kitchen 10'4" x 7'3" (3.17 x 2.23)

Main Bedroom 13'10" x 12'11" (4.24 x 3.94)

Bedroom Two 11'8" x 8'2" (3.56 x 2.51)

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth

High Heaton

Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

