



Foxton Avenue North Shields

A highly sought after 1920's family semi-detached home. Within the catchment area for sought after schools, within walking distance to the Metro, shops, beach and amenities. This lovely home is available with no onward chain and would benefit from some cosmetic improvements. There is a spacious hallway, front facing lounge with feature bay window and fireplace, excellent size dining room with walk in bay window with window seat overlooking the garden, Galley style fitted kitchen, separate utility room, additional boot room/store area with access out to the front driveway. Three generous bedrooms to the first floor, two with fitted storage, contemporary re-fitted bathroom with separate shower cubicle, separate w.c. Gas radiator central heating system, double glazing, private and enclosed rear garden, paved two car front drive. No onward chain!

£290,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Spacious hallway with original, turned staircase up to the first floor, radiator, door to:

LOUNGE: (front): 14'3 x 13'0, (4.34m x 3.96m), into alcoves and feature double glazed bay window, radiator, cornice to ceiling, feature fireplace



DINING ROOM: 16'4 x 12'5, (4.98m x 3.78m), into alcoves and feature double glazed bay window with window seat, radiator, coving to ceiling

KITCHEN: (rear): 14'7 x 6'8, (4.45m x 2.03m), A Galley style, white fitted kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, electric point, double glazed window, radiator, door to:

UTILITY ROOM: 8'1 x 5'5, (2.46m x 1.65m), double glazed door out to the garden, plumbed for automatic washing machine, door to:



OUTHOUSE/BOOT ROOM: 13'3 x 6'0, (4.04m x 1.83m), double glazed door to front driveway, coal cupboard

FIRST FLOOR LANDING AREA: spacious landing with double glazed window

FAMILY BATHROOM: Modern bathroom suite comprising of, bath, separate shower cubicle with electric shower, pedestal washbasin, tiled floor, double glazed window, part tiled walls and shower area



SEPARATE W.C: low level w.c., tiled splashbacks, double glazed window

BEDROOM ONE: (rear): 11'6 x 10'7, (3.51m x 3.22m), excluding depth of alcoves, radiator, double glazed window, storage cupboard

BEDROOM TWO: (front): 11'5 x 10'8, (3.25m x 3.48m), including depth of sliding wardrobes, double glazed window, radiator

BEDROOM THREE: (front): 7'9 x 7'3, (2.36m x 2.23m), radiator, double glazed window

EXTERNALLY: Private and enclosed rear garden, with borders and lawn. To the front there is a paved, double driveway for off street parking

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: None
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the

COUNCIL TAX BAND: C

EPC RATING: C

WB2646.AI.DB.25.09.2024.V.1



Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

