



ASKING PRICE

£229,950

Angerton Avenue

North Shields, NE30 3QY

Fresh Property Centre present this three bed semi detached home on Angerton Avenue in the desirable Marden Estate. The property is set on a generous corner plot and presents a wonderful opportunity for those looking to create their dream home.

Upon entering, you are greeted by an entrance hall that leads to a spacious lounge, perfect for both relaxation and entertaining. The dining kitchen offers potential for a modern update, allowing you to design a culinary haven tailored to your tastes. Additionally, a rear sunroom extends the living area, inviting natural light.

The first floor comprises three well-proportioned bedrooms, ideal for families or those needing extra space for guests. An updated shower room with WC completes this level, ensuring convenience for all.

While the property is an unfinished project requiring a new kitchen and some additional work, it presents a fantastic opportunity for buyers to personalise and enhance the home to their liking. Its prime location offers excellent access to the seafront, as well as proximity to reputable schools, making it an ideal choice for families.

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LOCAL AUTHORITY

North tyneside

TENURE

Freehold

COUNCIL TAX BAND

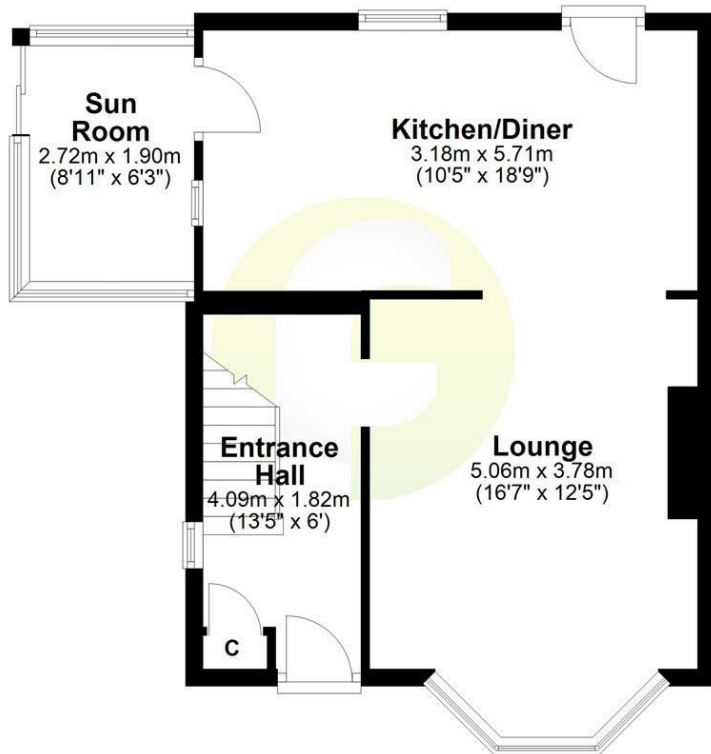
B

VIEWINGS

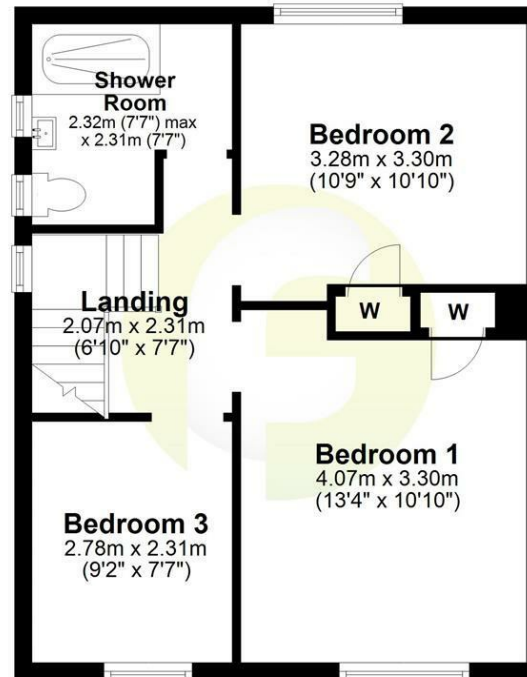
By prior appointment only

Ground Floor

Approx. 47.9 sq. metres (515.9 sq. feet)

**First Floor**

Approx. 42.1 sq. metres (453.3 sq. feet)



Total area: approx. 90.0 sq. metres (969.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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