



ASKING PRICE

**£210,000**

**Hollywell Road**

North Shields, NE29 7NJ

Fresh Property Centre are pleased to present this delightful three-bedroom semi-detached family home situated on Hollywell Road, North Shields.

Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious entrance hall. The ground floor features two generous reception rooms, including a cosy lounge and a bright dining room, ideal for family gatherings and entertaining guests. The well-appointed breakfasting kitchen provides a practical space for culinary adventures, while a convenient cloakroom with a WC adds to the functionality of the home.

Ascending to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The shower room, complete with a WC, is thoughtfully designed to cater to the needs of a busy family.

Outside, the property boasts charming gardens to both the front and rear, providing a lovely outdoor space for children to play or for hosting summer barbecues. A drive leads to a single garage, offering additional storage or parking options.

Don't miss the opportunity to view this lovely family home in North Shields.

3



1



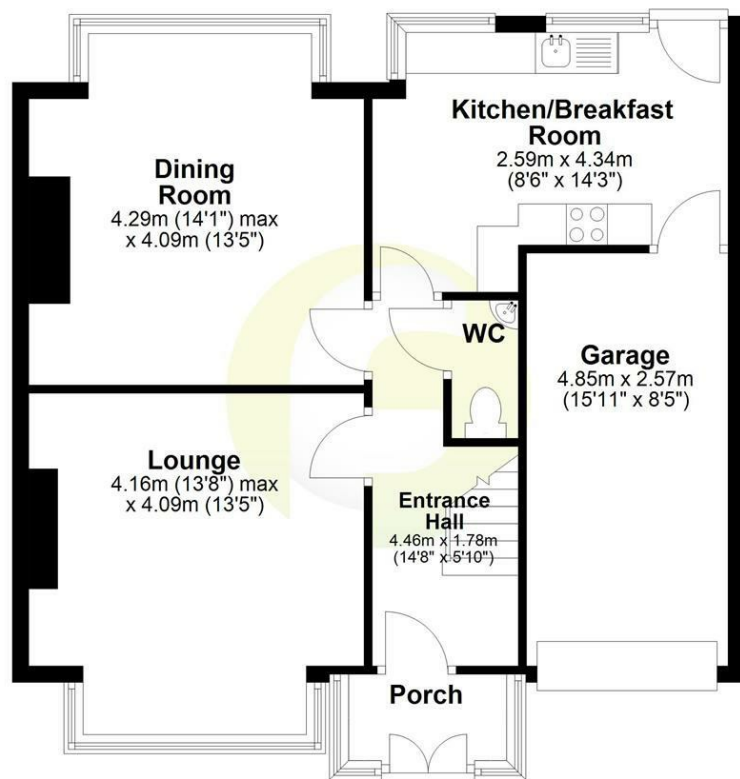
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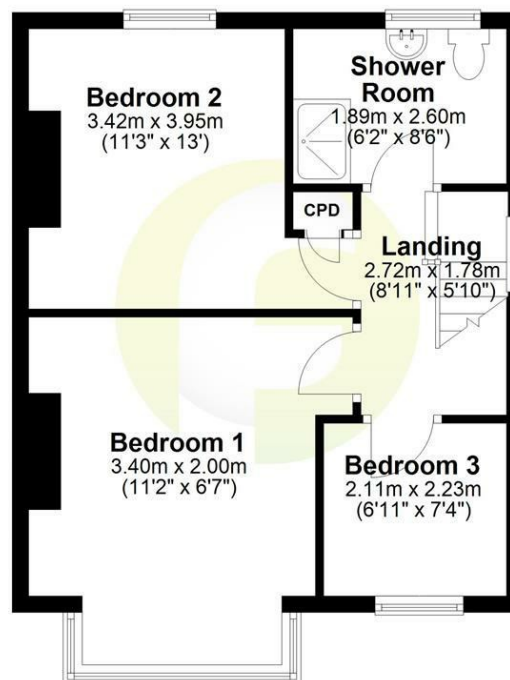
## Ground Floor

Approx. 66.7 sq. metres (717.8 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 108.3 sq. metres (1165.7 sq. feet)

## LOCAL AUTHORITY

North tyneside

## TENURE

Freehold

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only

## Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</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  |           |

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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