



ASKING PRICE

£225,000

Somerset Grove

North Shields, NE29 8PN

Fresh Property Centre welcome to the market this home nestled in the charming cul-de-sac of Somerset Grove, North Shields. This extended three-bedroom terraced house presents an ideal family home. Upon entering, you are welcomed by a spacious entrance porch that leads into a bright entrance hall. The extended lounge is a standout feature, providing ample space for relaxation and an additional dining area, perfect for family gatherings or entertaining guests.

The well-appointed kitchen, accompanied by a utility room, offers practicality and convenience for everyday living. Ascending to the first floor, you will find three comfortable bedrooms, each providing a peaceful retreat, along with a well-equipped bathroom and WC.

The property boasts a pleasant rear garden, an inviting outdoor space for children to play or for enjoying a quiet afternoon in the sun. Furthermore, the location offers excellent access to local schools and North Tyneside Hospital, making it a practical choice for families and professionals alike.

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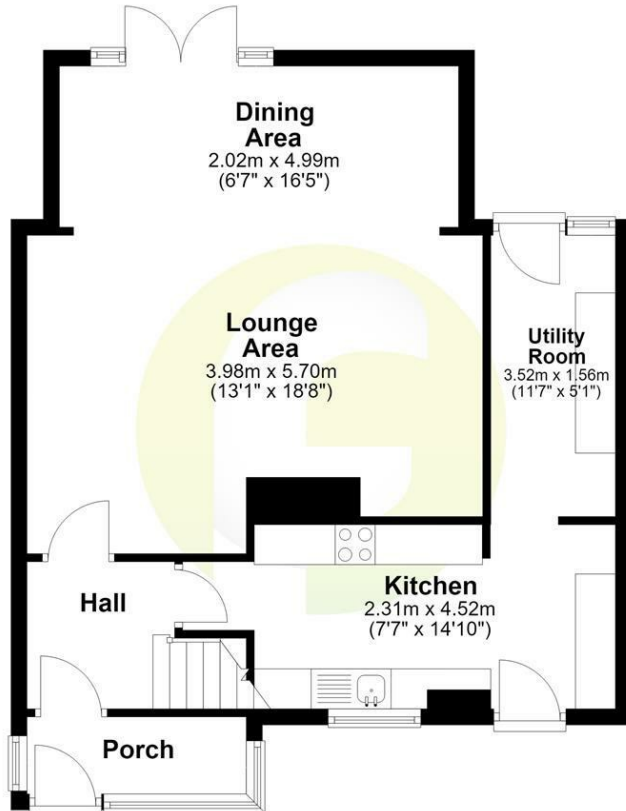






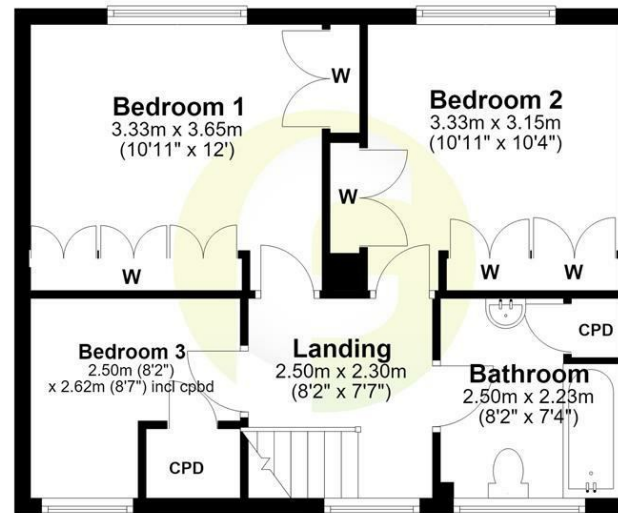
Ground Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



Total area: approx. 100.7 sq. metres (1084.1 sq. feet)

LOCAL AUTHORITY

North Tyneside

TENURE

Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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