



ASKING PRICE

**£169,950**

**Alston Close**

North Shields, NE29 8BQ

Fresh Property Centre present this charming two-bedroom home located on Alston Close in the desirable area of North Shields. This well-presented property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals alike.

As you enter, you are greeted by a welcoming entrance porch that leads into a spacious lounge, perfect for relaxing or entertaining guests. The dining kitchen is thoughtfully designed, providing ample space for family meals and gatherings. On the first floor, you will find two generously sized double bedrooms, ensuring plenty of room for rest and relaxation. The updated shower room with WC adds a modern touch to the home, enhancing its appeal.

Externally, the property boasts a block-paved front and rear garden, offering low-maintenance outdoor space for enjoying the fresh air. Additionally, a single garage provides convenient storage or parking options.

Situated in a popular location, this home benefits from excellent access to the stunning coastline, as well as the vibrant areas of North Shields and Whitley Bay. With local amenities and transport links nearby, you will find everything you need within easy reach.

This delightful property is not to be missed. It presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area.

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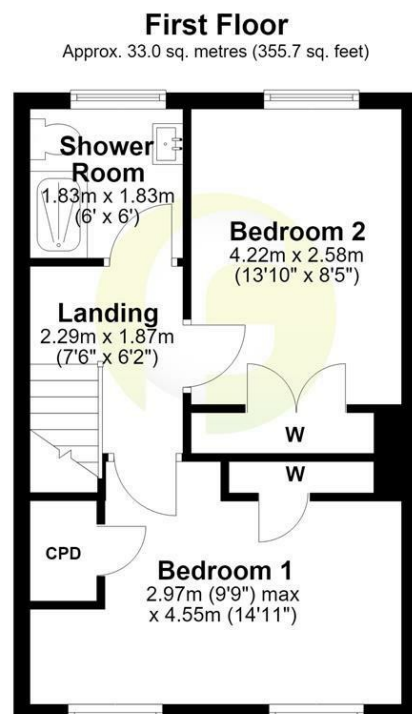
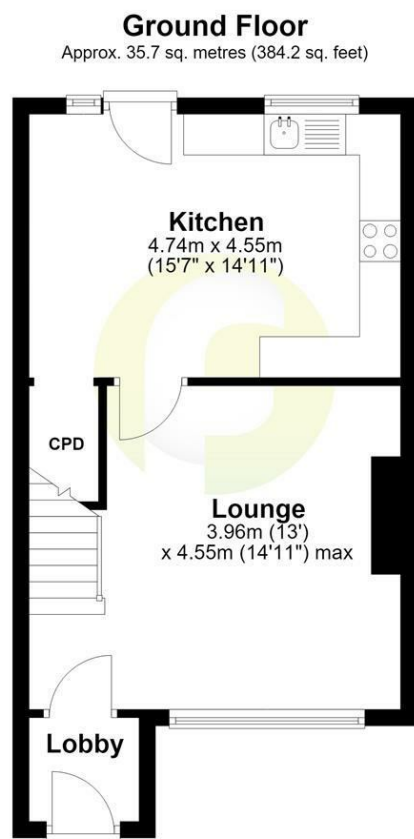
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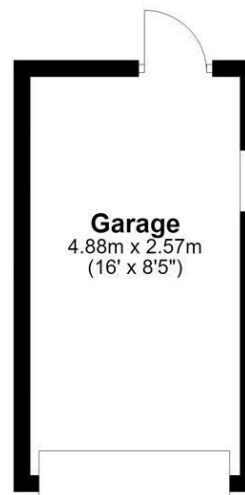
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**Garage**  
Approx. 12.5 sq. metres (134.9 sq. feet)



Total area: approx. 81.3 sq. metres (874.8 sq. feet)

## LOCAL AUTHORITY

North tyneside

## TENURE

Leasehold

## 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>                          |           | <b>87</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>69</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>69</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



## OFFICE ADDRESS

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