





- **Semi-Detached House**
- **Beautifully Presented**
- **Three Bedrooms**
- **Utility Room**
- **Rear Garden**
- **Garage & Driveway**
- **Great Location**
- **Local Facilities Nearby**
- **Transport Links**
- **Council Tax Band *A***





Jan Forster Estates are delighted to welcome to the sale market this beautifully presented, semi-detached house located on Alwinton Avenue, North Shields.

The property briefly comprises to the ground floor: entrance hallway with a handy storage cupboard; lounge complemented by a charming fireplace and a bay window, well-appointed kitchen-dinner fitted with a range of wall and base units, offering ample storage and workspace, built-in appliances and French doors opening directly onto the rear. Additionally, a utility room- accessible via the garden, provides further functionality and convenience. Off the landing to the first floor, you are presented with three good-sized bedrooms- the main one with a built-in wardrobe and bedroom three featuring a fitted cupboard, alongside the modern family bathroom WC.

Externally to the front, the property boasts a driveway offering off-street parking for multiple vehicles, a detached garage, and a small green space with planted bushes. To the rear, you can find a lovely garden with patio and lawn areas- ideal for entertainment and relaxation during the long summer days.



This home boasts an exceptionally central location, placing a fantastic selection of local amenities within easy reach, including a diverse array of cafes, bars, and restaurants. The nearby A1058 Coast Road provides convenient and direct access to both the stunning coastline and Newcastle city centre, making commuting and leisure travel straightforward. Excellent public transport links are available, with major bus routes close at hand for added convenience. For families, the property is ideally situated for access to highly regarded schools.

For more information and to book your viewing please call our team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.



Lounge 14'0" x 12'5" (4.27 x 3.80)

Kitchen 18'9" x 9'10" (5.73 x 3.02)

Utility 16'0" x 8'6" (4.88 x 2.61)

Main Bedroom 15'3" x 11'0" (4.67 x 3.36)

Bedroom Two 11'0" x 9'10" (3.36 x 3.02)

Bedroom Three 10'1" x 7'5" (3.08 x 2.27)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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 	

Contact Us: 0191 236 2070



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