



45 Oakham Gardens , North Shields, NE29 7QG

** THREE BEDROOM SEMI DETACHED HOUSE WITH AMPLE SPACE FOR OFF STREET PARKING **

** IDEAL FIRST TIME BUY ** WESTERLY ASPECT GARDEN TO REAR ** CONSERVATORY **

** METRO STATION LESS THAN 0.5 MILE ** EASY REACH TO NORTH SHIELDS TOWN CENTRE **

** NEWLY DECORATED & CARPETED ** CHAIN FREE & READY TO MOVE INTO ** FREEHOLD **

** COUNCIL TAX BAND A ** ENERGY RATING TBC **

Price £130,000



- Three Bedroom Semi Detached House
- Newly Decorated & Carpeted
- Lounge, Dining Room & Conservatory
- Westerly Aspect Garden To Rear
- Off Street Parking To Front
- Great First Buy - Chain Free
- Freehold
- Council Tax Band A
- Energy Rating TBC

Hallway

Entrance door, stairs to the first floor landing, radiator.

Lounge

13'3" x 12'6" (4.05 x 3.83)
Double glazed window, fireplace with electric fire, radiators, double doors leading into the dining room.

Dining Room

8'11" x 8'1" (2.74 x 2.47)
Storage cupboard, open to kitchen, double glazed French doors leading into the conservatory, radiator.

Kitchen

8'11" x 7'4" (2.73 x 2.24)
Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit and double glazed window.

Conservatory

9'10" x 7'5" (3.00 x 2.28)
Double glazed windows and French doors leading out to the rear garden.

Landing

Double glazed window, storage cupboard, access to the loft.

Bedroom 1

12'4" x 9'0" (3.77 x 2.76)
Double glazed window, radiator.

Bedroom 2

10'0" x 6'9" (3.05 x 2.07)
Double glazed window, radiator.

Bedroom 3

8'7" max x 6'10" (2.64 max x 2.09)
Double glazed window, cupboard with hanging rail, radiator.

Bathroom

6'5" x 6'4" (1.98 x 1.94)
Comprising; bath with shower over, WC and wash hand basin, double glazed window, part tiled walls.

External

Externally there are gardens to the front and rear which are mostly laid to lawn. There is also ample space for off street parking to the front.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

EE-Good outdoor, variable in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor and in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:

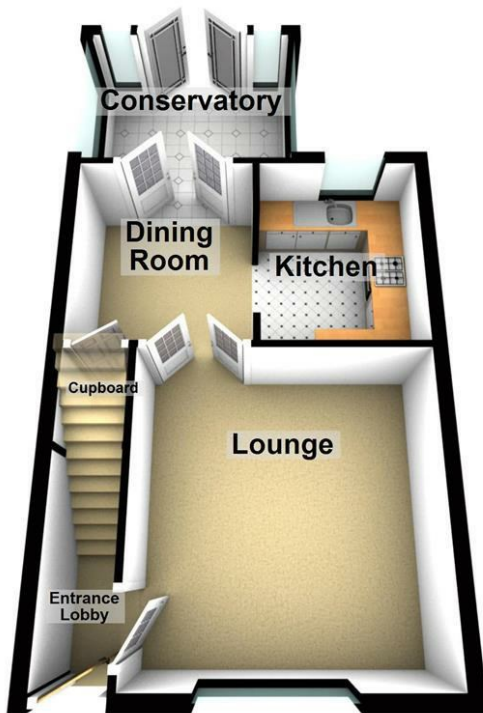
Traditional
This information must be confirmed via your surveyor and legal representative.





Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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	