



ASKING PRICE

**£149,950**

**Kenton Road**

North Shields, NE29 8AE



Fresh Property are pleased to present this three bed family home situated on Kenton Road, North Shields. This family home presents an excellent opportunity for those seeking a comfortable and spacious living environment.

Upon entering, you are welcomed by a well-appointed downstairs hall that leads to a convenient cloakroom and WC, ensuring practicality for family life. The lounge that flows seamlessly into a dining area, perfect for entertaining guests or enjoying family meals. The kitchen is thoughtfully designed, providing space for culinary endeavours and everyday living.

Venturing to the first floor, you will find three inviting bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom, complete with a WC, is conveniently located to serve all bedrooms.

Externally, the property boasts both front and rear areas, providing outdoor space for you to enjoy a quiet moment in the fresh air.

This home is offered with no upper chain, making it an ideal choice for those looking to move in without delay. With its practical layout and prime location, this property is sure to appeal to families and individuals alike. Don't miss the chance to make this lovely house your new home.

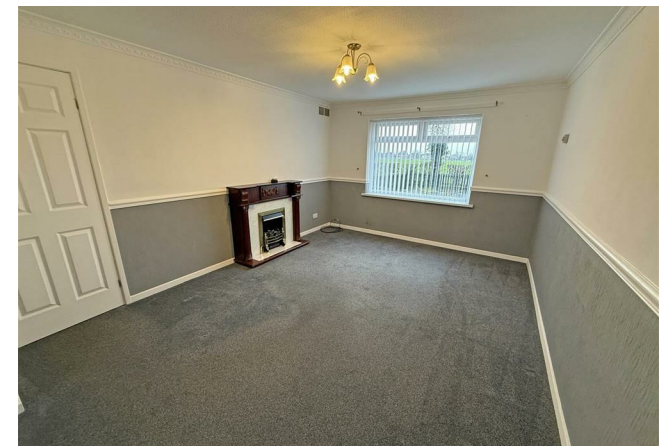
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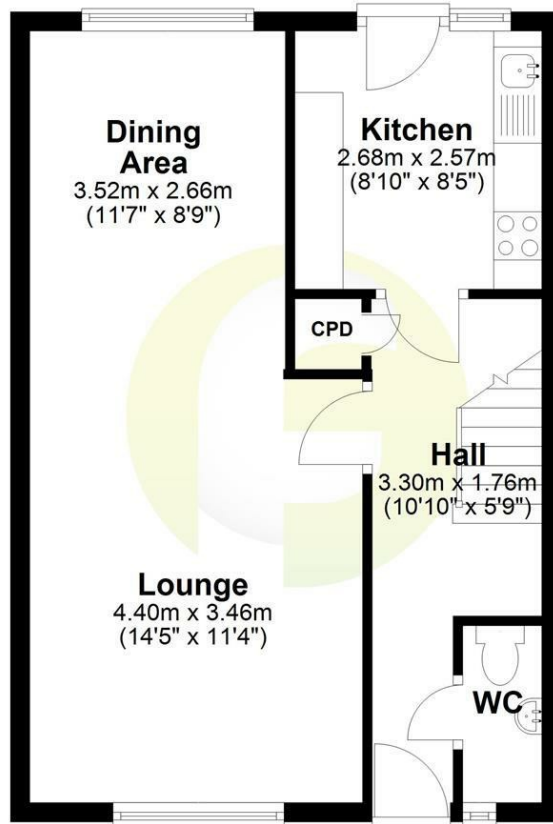






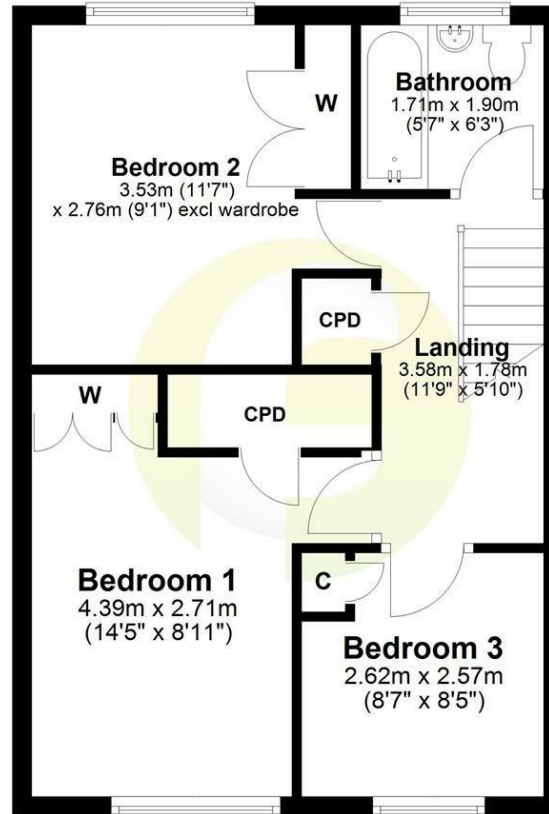
## Ground Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



## First Floor

Approx. 46.1 sq. metres (496.5 sq. feet)



Total area: approx. 88.8 sq. metres (956.1 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



## OFFICE ADDRESS

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## OFFICE DETAILS

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