



 **Jan Forster**

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Hollywell Road | North Shields | Tyne and Wear | NE29 7NL

Offers Over £240,000



- Detached House
- Three Bedrooms
- Off-Street Parking
- Great Location
- Transport Links
- Beautifully Presented
- Stunning Kitchen-Diner
- South-Westerly garden
- Local Facilities
- Council Tax Band: C





 Jan Forster

Jan Forster Estates are delighted to present to the market this beautifully presented, detached house, ideally situated on Hollywell Road in North Shields- a desirable residential area.

This home enjoys a highly central location, perfectly positioned within easy reach of the coast. Its setting offers excellent connectivity, with convenient access to the A19, Tyne Tunnel, and the A1058 Coast Road, providing direct routes to both the coastline and Newcastle city centre. Public transport links are also readily available, with frequent bus services nearby ensuring easy commuting. North Shields Town Centre is just a short distance away, offering a wide range of shops, amenities, and everyday conveniences to suit all needs.

Benefitting from no upper chain, the property briefly comprises: a welcoming entrance hallway with access to a useful utility room and a convenient ground floor WC. To the front, the lounge features a charming bay window and offers space to incorporate a fireplace, should you wish to add a focal point. To the rear, a stunning open-plan kitchen and dining area is fitted with a range of wall and base units, complemented by a breakfast bar and a generous dining space. Patio doors provide seamless access to the rear garden, creating an ideal setting for both everyday living and entertaining.

To the first floor, the landing leads to three well-proportioned bedrooms, two of which benefit from attractive bay windows. Completing the accommodation is a modern family bathroom WC, fitted with a shower over the bath for added practicality. This home further benefits from gas central heating and double glazing.

Externally there is a block-paved driveway to the front and a South-Westerly garden to the rear with patio and lawn areas- ideal for alfresco dining and outdoor entertainment.

To book a viewing, please call our office on 0191 236 2070.

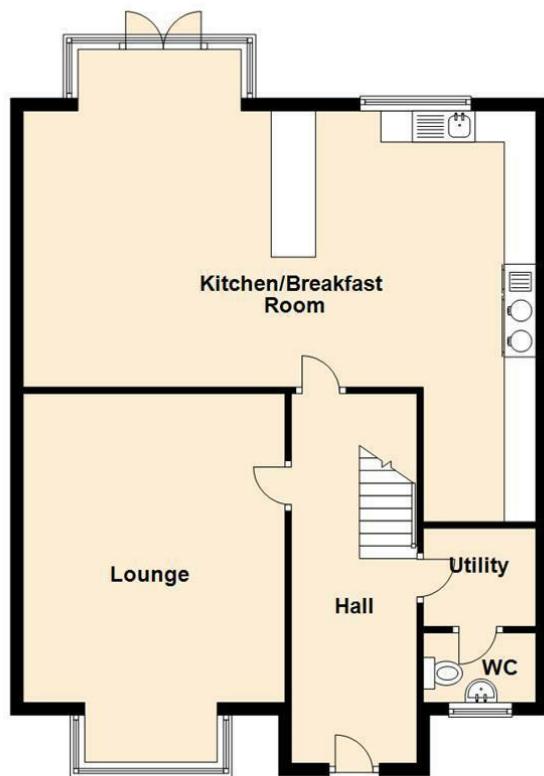
Tenure: Freehold; However, this should be confirmed by a licensed legal representative.

Council Tax Band: C

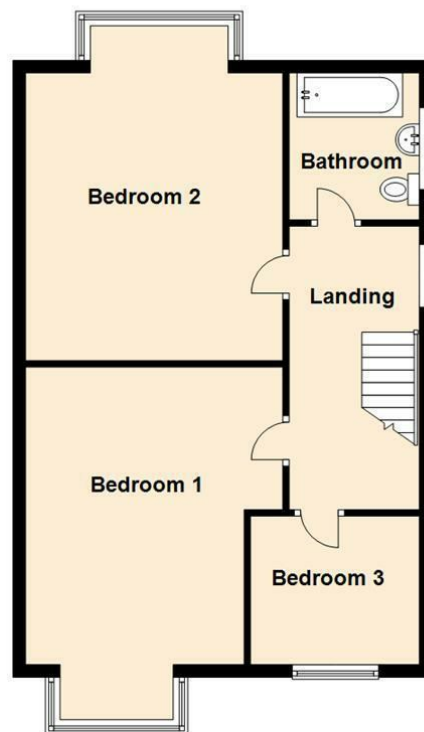


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**Ground Floor**



**First Floor**



Lounge 16'1" x 13'8" (4.92 x 4.17)

Kitchen/Breakfast Room 26'9" x 14'5" (8.16 x 4.40)

Bedroom One 15'6" x 13'5" (4.74 x 4.10)

Bedroom Two 15'0" x 13'5" (4.58 x 4.10)

Bedroom Three 8'9" x 7'9" (2.69 x 2.37)

Utility 5'10" x 5'1" (1.79 x 1.56)

Video Tour

## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 77        |
| (55-68) D                                   | 64                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**Contact Us: 0191 236 2070**

