



 Jan Forster

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Morwick Road | North Shields | NE29 8LA

Offers Over £195,000



 Jan Forster



- Semi-Detached House
- Three Bedrooms
- Outhouse Storage
- Popular Area
- Transport Links
- Well-Presented
- Shower Room WC
- Driveway
- Local Facilities
- Council Tax Band: A



 Jan Forster



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\*\* Video Tour on our YouTube Channel | <https://youtu.be/J4MncdYN9qE> \*

Jan Forster Estates welcome to the sale market this well-presented, three-bedroom, semi-detached home situated within the popular Morwick Road in North Shields.

The property enjoys a central location close to an excellent range of local amenities, including cafés, bars, and restaurants, offering plenty of choice for dining and socialising. The beach is also within easy reach, ideal for scenic coastal walks and relaxation. Excellent transport links are nearby, with the A1058 Coast Road providing quick and convenient access to Newcastle city centre. Public transport is equally accessible, with key bus routes offering great connectivity across the area. For families, the property is perfectly positioned for access to a selection of highly regarded schools.

The accommodation briefly comprises to the ground floor: an inviting entrance hallway, a bright and airy lounge featuring a charming fireplace, and a separate dining area. The well-appointed kitchen offers a range of fitted wall and base units, along with a door providing access to the rear of the property. To the first floor, the landing leads to three bedrooms- two of which benefit from convenient built-in storage. Completing the layout is a three-piece family shower room with WC and additional built-in storage for practicality.

Externally, the property boasts a beautifully maintained front garden, complemented by a driveway providing off-street parking. To the rear, there is a lovely enclosed garden featuring both lawn and patio areas- perfect for alfresco dining and entertaining during the warmer months. The rear garden also offers convenient access to useful outhouse storage.

Viewing is highly recommended. To book yours or for more information, please call our office 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



## Ground Floor



Lounge 14'1" x 12'5" (4.31 x 3.81)

Kitchen 10'10" x 10'2" (3.31 x 3.11)

Dining Room 10'4" x 8'3" (3.16 x 2.52)


Bedroom One 13'9" x 11'1" (4.21 x 3.38)

Bedroom Two 11'1" x 10'5" (3.38 x 3.18)

Bedroom Three 9'5" x 7'7" (2.89 x 2.32)

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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

Contact Us: 0191 236 2070

