



**55 Fern Avenue, Newcastle Upon Tyne, NE29 0RJ**

**Offers Over £325,000**

Hive Estates are delighted to present to the market this lovely three bedroom family home situated on Fern Avenue, North Shields. Complete with a three car driveway to the front and an extensive landscaped garden to the rear, this property is perfect for growing families.

Upon entering the home, you are welcomed by a practical porch, ideal for coats and storage, before stepping into a spacious entrance hallway providing access to the living accommodation, kitchen, and first floor.

**Bedroom 3 9'3" x 7'1" (2.83 x 2.16)**

**Bathroom 7'10" x 7'1" (2.40 x 2.16)**

The ground floor benefits from a fantastic open plan layout, with dark grey wood effect laminate flooring running throughout the living and kitchen areas. The living room is warm and inviting, featuring neutral decor, a charming open fireplace with a working log burner, large windows, and ample space for relaxing and entertaining. Flowing seamlessly from the living area is the spacious kitchen and dining area. The kitchen is fitted with cream shaker style cabinetry, wood effect worktops, an integrated oven, hob, dishwasher, and plentiful storage. A handy breakfast bar provides additional seating and workspace. The dining area offers generous room for family meals and features built in bookshelves, a stylish feature wall, and overhead skylights that flood the space with natural light. French doors open directly onto the garden, creating the perfect indoor outdoor living experience. Leading from the kitchen area is a convenient utility room, finished to match the kitchen, along with a ground floor WC.

To the first floor are three well proportioned bedrooms and a family bathroom. The principal bedroom is a calm and relaxing retreat, featuring panelled walls, grey flooring, generous proportions, and large windows. The second bedroom is another spacious double room, finished with modern decor, soft beige carpets, and plenty of natural light. The third bedroom is also a well sized room, ideal as a child's bedroom, home office, or dressing room. The family bathroom is generously sized and finished with floor to ceiling neutral tiling, comprising a bath with shower over, wash basin, and WC.

Externally, the property offers excellent kerb appeal, with a large driveway to the front providing off street parking for up to three vehicles. To the rear is an impressive landscaped garden featuring a substantial decked seating area, perfect for entertaining, alongside a large lawn ideal for children to play and families to enjoy.

Ideally located in a highly sought after area of North Shields, the property is within easy reach of well regarded schools including Spring Gardens Primary School and St Cuthbert's Catholic Primary School, as well as the popular Northumberland Park. A range of local shops, amenities, and transport links are also close by, making this an excellent family home in a convenient location.

**Lounge 12'2" x 11'8" (3.71 x 3.58)**

**Dining Room 12'6" x 17'0" (3.83 x 5.20)**

**Kitchen 8'7" x 17'6" (2.64 x 5.34)**

**Utility Room 16'7" x 6'8" (5.06 x 2.05)**

**WC**

**Bedroom 1 12'9" x 11'3" (3.91 x 3.45)**

**Bedroom 2 12'2" x 11'3" (3.73 x 3.45)**

# Floor Plan



Total area: approx. 118.8 sq. metres (1278.4 sq. feet)

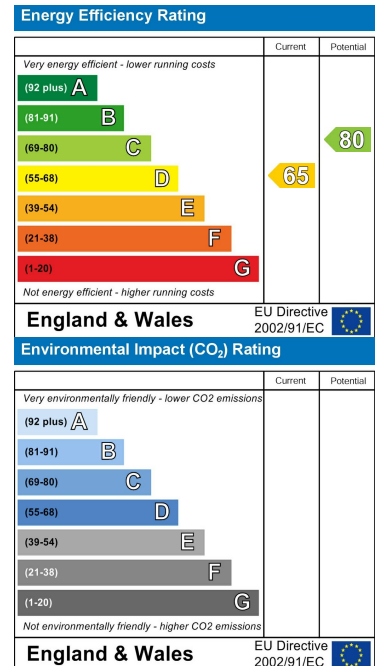
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.  
Plan produced using PlanUp.

## Area Map

55 Fern Ave, North Shields



## Energy Efficiency Graph



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