





- Three Bedrooms
- Semi Detached Home
- Conservatory
- Off Street Parking
- Front & Rear Gardens
- Clos To Amenities
- Freehold
- Council Tax Band \*A\*
- Viewing Recommended
- Call For More Information





This delightful, three bedroom semi-detached house on Morwick Road in North Shields is an ideal choice for families looking for a comfortable and well-equipped home in a great location.

The ground floor consists of a spacious entrance hallway with storage, bright and airy lounge with a bay window, a generous kitchen dining room with modern fitted units, integrated oven and hob and access to a spacious and sunny conservatory. There is also a handy utility area and ground floor WC. To the first floor there are three good-sized bedrooms and a family bathroom WC with four piece suite. Further benefits include gas central heating, double glazing and generous storage space in the loft.

Externally there is an easy to maintain garden to the front and a driveway for off street parking. There is also a charming rear garden with decking, a lawn and a shed for storage.

In terms of location, Morwick Road offers a family-friendly environment with excellent amenities nearby. Public transport options are also accessible, offering good links to local shops, restaurants, and services. North Shields itself is a vibrant town known for its proximity to the beautiful coastline, offering a mix of outdoor activities, parks, and a strong community feel. Whether you're looking to explore the nearby beach or enjoy a day out in the local parks, this area provides a welcoming and practical setting for everyday family life.

Please call our Tynemouth branch on 0191 257 2000 for more information and to book a viewing.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.





Living Room 13'5" x 12'6" (4.09 x 3.82)  
 Kitchen/Dining Room 11'3" x 18'10" (3.44 x 5.76)  
 Utility Room 15'8" x 8'2" (4.79 x 2.51)  
 Main Bedroom 13'9" x 10'10" (4.21 x 3.32)  
 Bedroom Two 9'10" x 10'10" (3.00 x 3.32)  
 Bedroom Three 6'7" x 7'10" (2.02 x 2.41)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

## The difference between house and home

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