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- Mid Terraced House
- Extended To The Rear
- Modern Fitted Kitchen
- Superbly Presented
- Multi Car Driveway
- Close To Amenities
- Council Tax Band \*A\*
- Viewing Recommended
- Call For More Information
- Video Tour Available







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

This superbly presented, three-bedroom, mid-terraced house offers an ideal family home in a popular location.

The house has been thoughtfully extended to the rear, enhancing both the living space and natural light. Briefly comprising to the ground floor: - entrance lobby and kitchen dining room with sliding patio doors to the front and leading to the utility room which also offers access to the rear. The spacious lounge boasts a feature fire and French door access to the lovely sunroom which leads out to the rear garden via French doors. To the first floor there are three bedrooms and a modern family bathroom WC with four-piece suite. The property further benefits from gas central heating and double glazing.

One of the standout features of this property is the generous rear garden, which offers a private outdoor retreat for family gatherings, gardening, or simply enjoying the fresh air. Additionally, the large drive at the front provides convenient off-street parking for multiple vehicles.

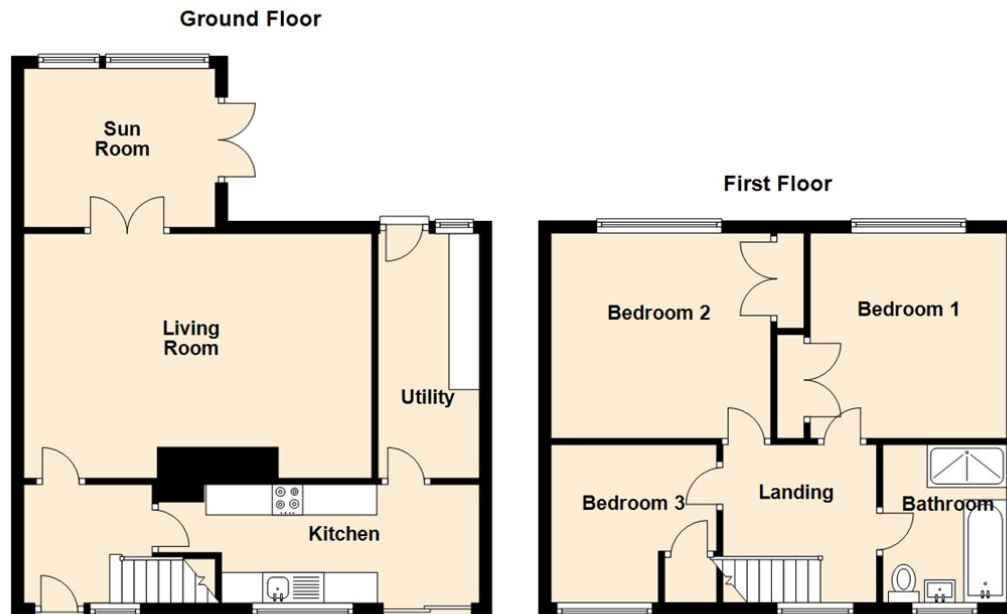
The location of this property is without doubt extremely central, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. The A1058 Coast Road is close by, so you have a direct route to the beach or Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family, the property is close to well-regarded schools.

This property is a perfect blend of modern living and family-friendly features, making it an excellent choice for those looking to settle in North Shields. For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

#### 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 13'1" x 18'8" (4.00 x 5.69)

Kitchen 6'4" x 17'3" (1.94m x 5.25m)

Sun Room 8'6" x 10'3" (2.60 x 3.13)

Utility 13'1" x 5'5" (4.00 x 1.66)

Bedroom One 11'0" x 10'6" (3.36 x 3.21)

Bedroom Two 11'0" x 11'9" (3.36 x 3.59)

Bedroom Three 8'5" x 8'10" (2.58 x 2.71)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

## The difference between house and home

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

Gosforth  
High Heaton  
Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

