





- Popular Location
- Three Bedrooms
- Front and Rear Gardens
- Freehold
- Viewing Recommended
- No Onward Chain
- Two Reception Rooms
- Driveway and Garage
- Council Tax Band \*C\*
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/ey1PZpp9Frs>  
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This three-bedroom, semi-detached family home is situated within the popular Cornhill Crescent, in North Shields, and would make an ideal purchase for the growing family. Offered for sale with the benefit of no onward chain.

Internally the property briefly comprises to the ground floor: - entrance porch, hallway, lounge with bay window, dining room, kitchen, and a handy utility area. To the first floor there are three bedrooms, a shower room and separate w.c. The property further benefits from gas central heating and double glazing.

Externally there is a garden to the front and a driveway leading to the attached garage. There is also a beautiful, well stocked garden to the rear with a patio, lawn and planted borders.

The property is in a central location, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. You are within easy striking distance of a number of shops and are also close to main travel links such as the A1058 and A19. There are schools which are accessible for primary and secondary needs in the area also.

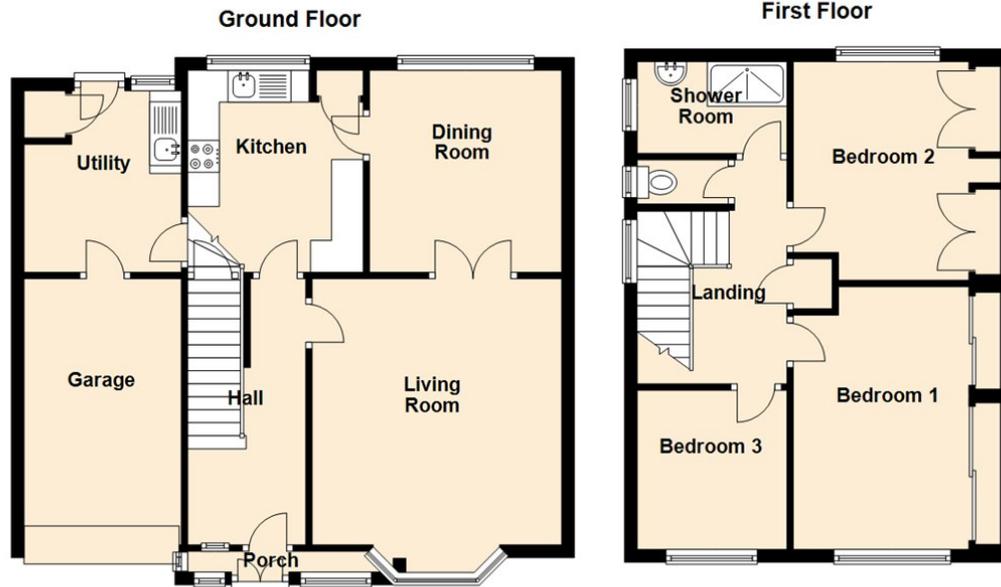
Please call our Tynemouth branch on 0191 257 2000 for more information and to book a viewing.

#### Tenure

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

Council Tax Band \*C\*





Living Room 13'8" x 12'11" (4.18 x 3.95)

Dining Room 10'4" x 9'11" (3.17 x 3.04)

Kitchen 10'4" x 9'1" (3.17 x 2.78)

Utility 9'4" x 8'2" (2.85 x 2.49)

Bedroom One 13'2" x 10'9" (4.03 x 3.28)

Bedroom Two 11'3" x 10'9" (3.43 x 3.28)

Bedroom Three 8'2" x 7'9" (2.50 x 2.37)

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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