





- Popular Location
- Three Bedrooms
- Close To Fish Quay
- Off Street Parking
- Viewing Recommended
- Terraced Home
- Walking Distance To Metro
- Rear Courtyard
- Council Tax Band *C*
- Call For More Information





**** Video Tour on Our YouTube Channel | <https://youtu.be/JgflO71XqGU> ****

This is a great opportunity to purchase this sizeable, three-bedroom terraced home, in the popular Camden Square in North Shields.

The accommodation briefly comprises: - entrance opening to a split-level landing which has stairs to both the ground floor and first floor. To the ground floor there is a bright and airy kitchen dining room with fitted wall and floor units, integrated oven and hob and access to the rear, along with two double bedrooms and a handy w.c. To the first floor there is the spacious lounge with French doors opening to a Juliet balcony, the main bedroom and a modern family bathroom/w.c with shower over the P-shaped bath. As you would expect the property is warmed with gas central heating (a new boiler was installed on 26/08/24), and has double glazing.

Externally there is a charming rear courtyard along with allocated and visitor parking.

This is a fantastic and sought after location. The property is well placed for access to local shops along with public travel links to include the Metro service, which will have you into town in around twenty minutes. Also very well positioned for access to a stunning coastline with numerous attractions and wonderful walking routes. The Fish Quay is on your doorstep which really is a hive of activity and a great place to relax. This home offers not just great accommodation but a lifestyle choice, which is very appealing.

In order to get a real feel for this home you should view the property as soon as possible. This will give you a much better understanding of how charming this property is. 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 leasehold. However, this should be confirmed with a licenced legal representative.

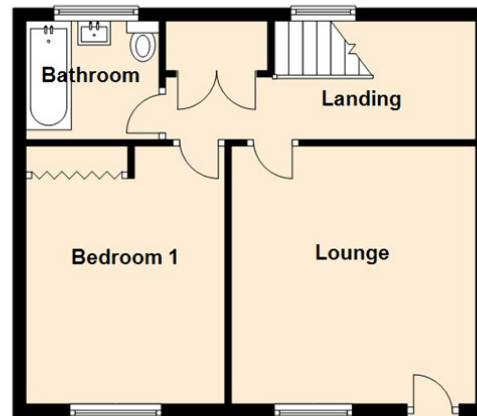
Council Tax band *C*.



Ground Floor



First Floor



Lounge 13'0" x 12'5" (3.98 x 3.80)

Kitchen 19'3" x 7'7" (5.89 x 2.32)

Bedroom One 10'0" x 13'0" (3.06 x 3.98)

Bedroom Two 7'8" x 12'10" (2.36 x 3.92)

Bedroom Three 9'3" x 6'7" (2.82 x 2.01)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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