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- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Front and Rear Gardens
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- Close to Amenities
- Freehold
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**\*\* Video Tour on our YouTube Channel | <https://youtu.be/3OkrVvr2U44> \*\***

This delightful three-bedroom, semi-detached bungalow is positioned on Sheringham Avenue in North Shields. Offered for sale with the benefit of no onward chain.

For sale by Modern Method of Auction: Starting Bid Price £175,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Internally the property briefly comprises: - entrance hallway, bedroom one with bay window, bedroom two with bay window, lounge, kitchen with fitted units, integrated oven and hob and access to the rear, shower room/w.c. and a third bedroom. There is also a handy utility room which leads to the garage and rear garden.

Externally there is an easy to maintain paved garden to the front and a driveway for off street parking. There is also a paved garden to the rear with a lawn.



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 also good links to public transport facilities including prime bus routes.

Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coastline.

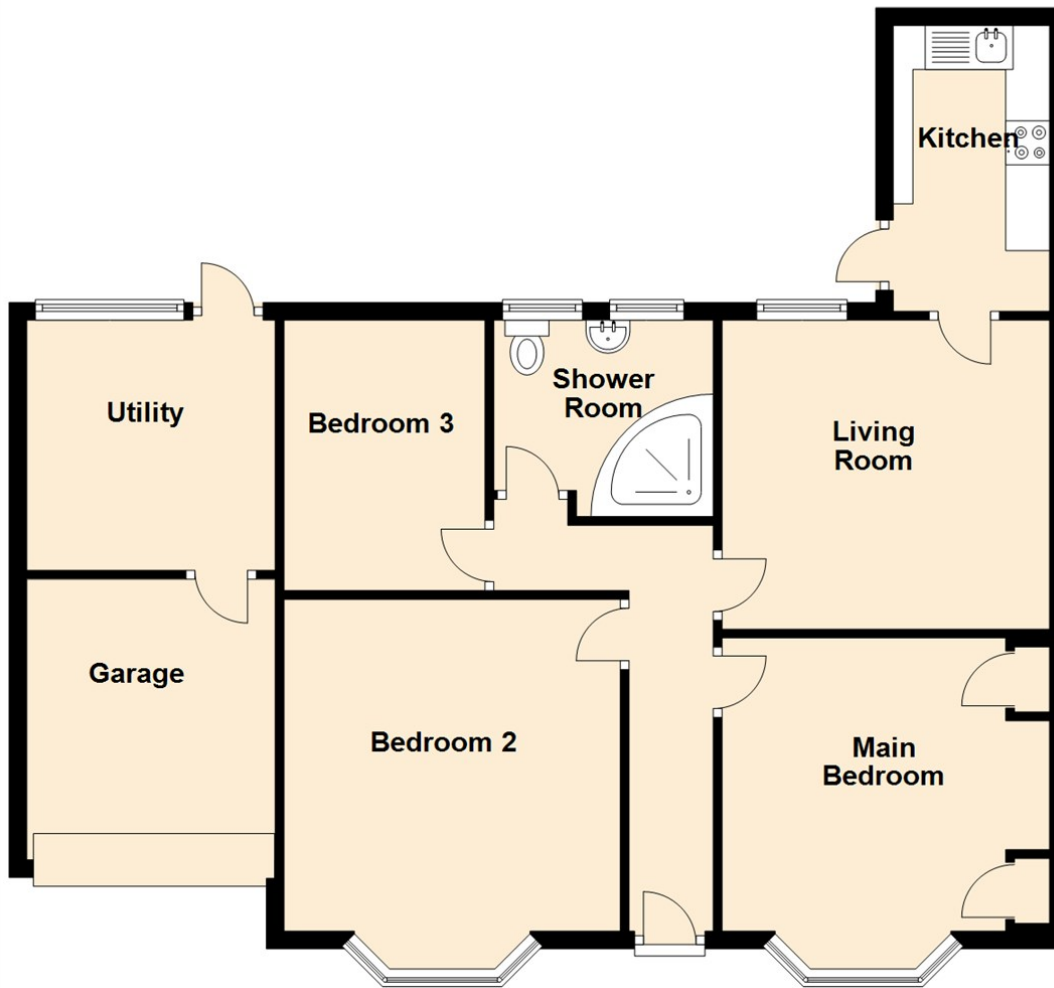
For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

#### Tenure

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

Council Tax band \*B\*.

## Ground Floor



## The difference between house and home

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Living Room 11'6" x 12'2" (3.52 x 3.73)

Kitchen 10'8" x 5'10" (3.26 x 1.78)

Utility 9'4" x 9'3" (2.85 x 2.83)

Main Bedroom 10'11" x 12'2" (3.34 x 3.73)

Bedroom Two 12'4" x 12'6" (3.78 x 3.83)

Bedroom Three 10'1" x 7'6" (3.08 x 2.29)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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