





- **Semi Detached House**
- **Well Appointed Kitchen**
- **Gas Central Heating**
- **Great Family Home**
- **Council Tax Band *B***
- **Three Bedroom Home**
- **Freehold Property**
- **Double Glazed**
- **Handy For The Town Centre**
- **Viewing Essential**





** Video Tour on our YouTube Channel | <https://youtu.be/8KRVOVIHwVk>
**

This delightful semi-detached house is positioned in an established location, on Delaval Avenue, North Shields. This property boasts three cosy bedrooms, making it the perfect family home.

The property's design is both practical and inviting, creating a warm and welcoming atmosphere for all who enter. Briefly comprising to the ground floor;- entrance hallway with storage, spacious lounge with bay window and a bright and airy, well-appointed kitchen/dining room with French doors to the rear. With three bedrooms to the first floor, there is ample room for a growing family or for guests to stay over comfortably. You are also presented with a modern, 4 piece family bathroom WC. Externally there are gardens to both the front and the rear. Further benefits include gas central heating and double glazing.

The location of this property is without doubt extremely central, and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the beach or Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well regarded schools.

Don't miss out on the opportunity to make this charming house your new home. Embrace the comfort and convenience that Delaval Avenue has to offer - schedule a viewing today and experience this lovely property for yourself.

Please call our Tynemouth branch on 0191 257 2000 for more information.

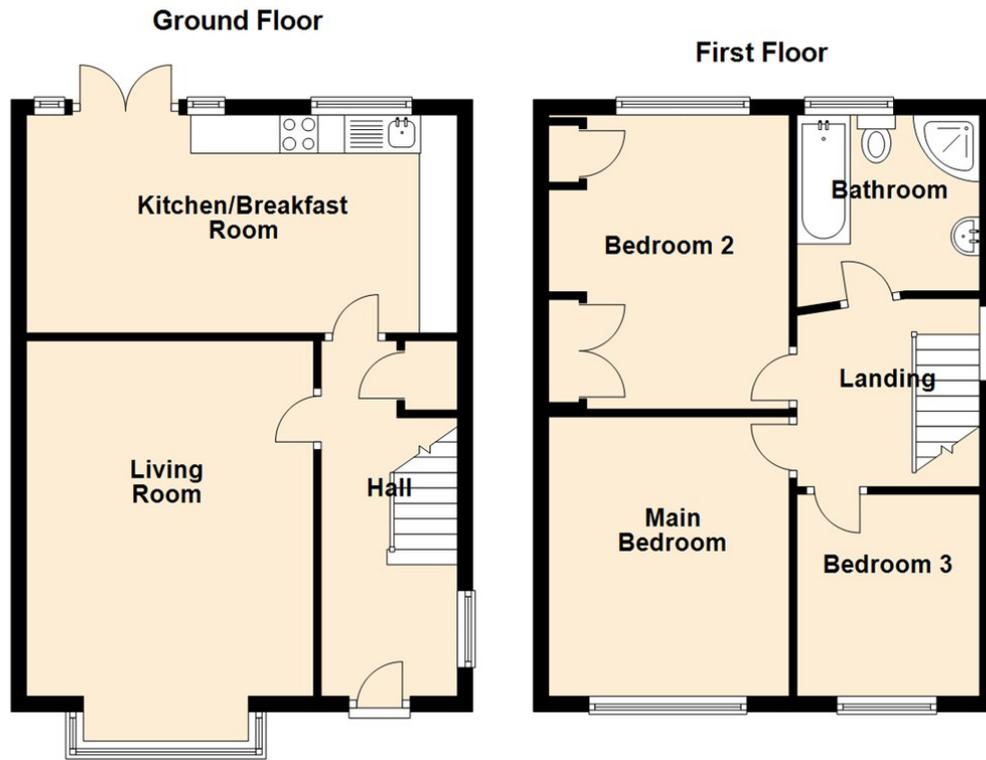
Tenure

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

Council Tax band *B*.



Living Room 15'2" x 12'4" (4.63 x 3.77)
 Kitchen/Breakfast Room 9'3" x 18'6" (2.84 x 5.66)
 Main Bedroom 11'11" x 10'4" (3.64 x 3.16)
 Bedroom Two 12'6" x 10'4" (3.83 x 3.16)
 Bedroom Three 8'7" x 7'10" (2.63 x 2.40)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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