







3



1



1

- Immaculate Family Home
- Three Double Bedrooms
- Contemporary Bathroom
- Freehold
- Viewing Essential
- Desirable Address
- Refurbished Throughout
- Excellent Amenities Nearby
- Council Tax Band \*B\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/Z3oPFhrskQU> \*\***

This beautifully refurbished three-bedroom terraced home is located on the highly sought-after Kensington Gardens in North Shields. The property is immaculately presented and thoughtfully modernised throughout, offering stylish and spacious living in a prime coastal setting.

Upon entering, you are welcomed by a bright hallway with storage, generous lounge featuring a striking bay window and a kitchen dining room, complete with a central island, contemporary units, integrated appliances, and bi-fold doors opening onto the rear yard, bringing the outdoors in. To the first floor there are three good-sized bedrooms and a luxurious four-piece bathroom WC featuring a freestanding bath and a walk-in shower, combining modern design with everyday practicality. Outside, there is a town garden to the front, while to the rear you will find a private, low-maintenance yard laid with astro turf – perfect for alfresco dining or relaxing in the sun. Additional features include gas central heating and UPVC double glazing throughout.

The location is superb, and within walking distance of North Shields Fish Quay along with a fabulous variety of local amenities including cafes, bars, and restaurants. There are good transport links and prime bus routes nearby. For the growing family, the property is well positioned for access to very well-regarded schools. King Edwards Bay and Tynemouth Longsands beach are also within easy reach.

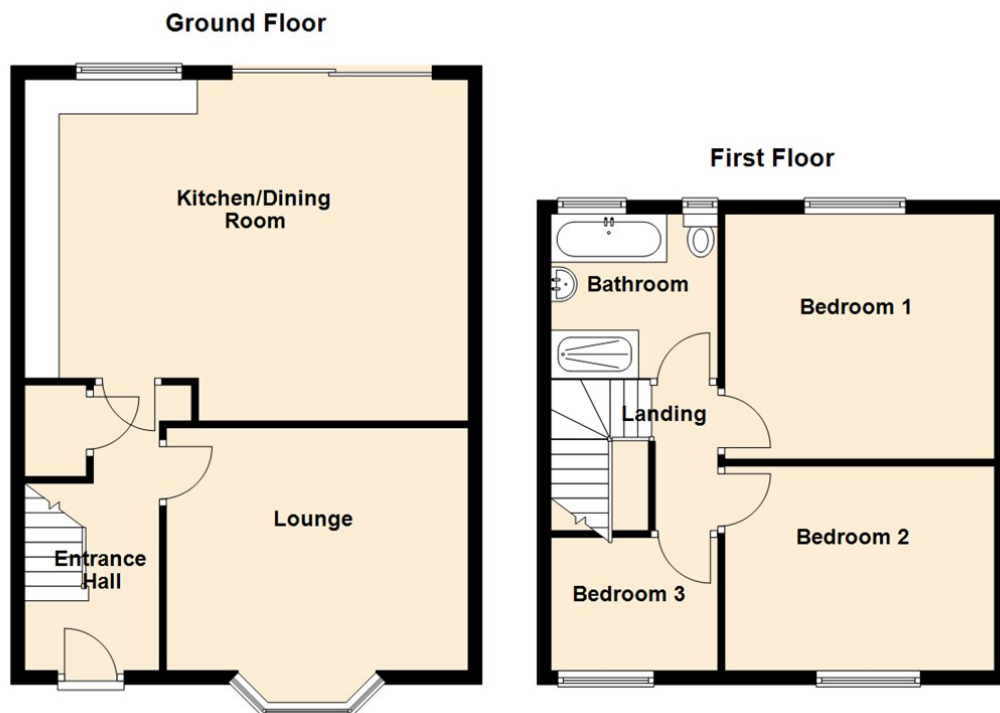
This is a truly exceptional home in a vibrant and desirable location. Early viewing is essential to fully appreciate the quality and lifestyle on offer.

For further details or to arrange a viewing, please contact 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\*.




Lounge 14'2" x 13'5" (4.34 x 4.10)

Kitchen-Diner 19'0" x 14'0" (5.80 x 4.28)

Bedroom One 12'2" x 11'6" (3.72 x 3.51)

Bedroom Two 12'7" x 10'8" (3.85 x 3.26)

Bedroom Three 8'0" x 7'4" (2.45 x 2.25)

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>		
(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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[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

