







2



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- Semi Detached Home
- Two Double Bedrooms
- Front and Rear Gardens
- Some Updating Needed
- Council Tax Band \*B\*
- No Onward Chain
- Popular Street
- Garage and Driveway
- Handy For Schools
- Freehold







This charming, larger-style two-bedroom, semi-detached house is positioned on the popular Roxby Gardens, in North Shields.

The property enjoys a prime location near many popular Tyneside attractions, with excellent transport links including the A19 and Coast Road close by. Local amenities such as The Silverlink Shopping Park and Royal Quays Outlet Centre are just a short drive away, and the beach is also easily accessible. Ideal for growing families, the area offers convenient access to a selection of well-regarded schools.

Briefly comprising to the ground floor: - entrance hallway with WC, spacious lounge with box bay window and feature fireplace, bright and airy dining room with feature fireplace, and kitchen with access to the garage. To the first floor there are two double bedrooms along with a bathroom and separate WC. Further benefits include gas central heating and double glazing.

Externally there is a garden to the front and a paved driveway for off street parking. There is also a generous garden to the rear with patio areas and a lawn,

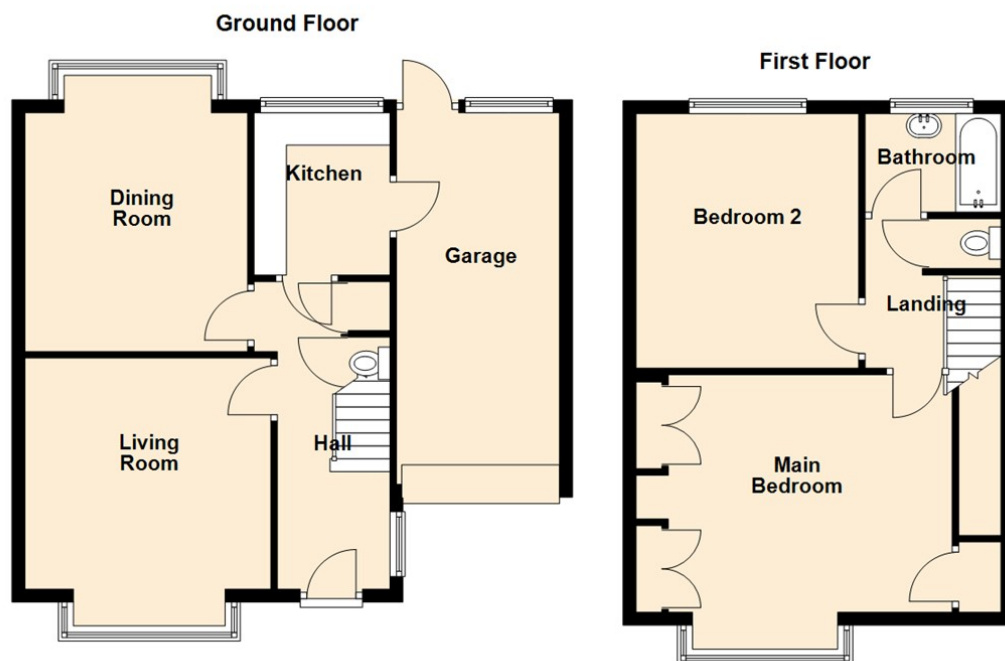


Whether you are a first-time buyer or looking to downsize, this delightful home is ready to welcome you. For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

#### Tenure

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

Council Tax band \*B\*.




Living Room 11'8" x 12'5" (3.57 x 3.80)

Dining Room 12'1" x 11'3" (3.69 x 3.44)

Kitchen 8'2" x 6'10" (2.51 x 2.10)

Main Bedroom 12'0" x 15'5" (3.67 x 4.71)

Bedroom Two 12'10" x 10'11" (3.93 x 3.34)

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

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