







3



1



2

- Link- Detached House
- Three Bedrooms
- Front & Rear Gardens
- Great Area
- Transport Links
- Beautifully Presented
- Two Bathrooms
- Garage
- Local Facilities Nearby
- Council Tax band \*A\*







Jan Forster Estates are delighted to welcome to the sale market this beautifully presented, extended link-detached house on Stockton Road, in North Shields. Offered for sale with the benefit of no upper chain.

The property enjoys a central location with easy access to the Tyne Tunnel, A19 and the metro service, providing excellent connectivity for commuting and travel. Nearby, Newcastle Quays Retail Park offers a diverse range of shopping options. Nature lovers will appreciate the beautiful walking routes close by, including scenic paths along the marina, the River Tyne, and the tranquil Chirton Dene Park. For families, the property is ideally positioned near well-regarded schools.

The accommodation briefly comprises to the ground floor: entrance porch; stunning open plan lounge dining room with a media wall and patio door access to the rear; modern kitchen with shaker style units, and integrated appliances, and a sunroom with a log burner and roof lights. To the first floor, there are three good-sized bedrooms and a modern, tiled family bathroom WC with an overhead shower. Further benefits include gas central heating and double glazing.



Externally there is a delightful courtyard to the front of the property and generous gardens to the side and rear with an artificial lawn, raised planter, patio area and storage shed. An idyllic space to relax in the warmer months.

For more information and to book a viewing, please, call our sales team on 0191 257 2000.

#### Tenure

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

Council Tax band \*A\*.



Lounge Dining Room 23'5" x 18'3" (7.15 x 5.57)


Kitchen 10'4" x 10'0" (3.15 x 3.06)

Sun Room 15'5" x 16'7" (4.70 x 5.08)

Bedroom One 10'11" x 10'1" (3.33 x 3.09)

Bedroom Two 9'0" x 13'4" (2.76 x 4.08)

Bedroom Three 6'9" x 8'11" (2.08 x 2.73)

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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