





- Affordable Housing Scheme
- End Link Home
- Modern New Development
- Ground Floor WC
- Viewing Recommended
- Price is 70% of Market Value
- Three Bedrooms
- Two Parking Spaces
- Freehold
- Call For More Information





* Video Tour on our YouTube Channel | <https://youtu.be/73VcjNOI1AI> *

A well-presented three-bedroom, end-link property situated within a modern and sought-after new development Paddock way, in North Shields. Offered for sale under North Tyneside Councils Affordable Housing Scheme.

This property is being marketed at 70% of the current market value. There are set criteria which prospective purchasers will be required to satisfy.

Ideally positioned within the popular Preston Grange area, the property offers convenient access to a wide range of local amenities, including nearby Morrisons and further shopping and leisure facilities in North Shields and Whitley Bay. Well suited to families, the area is served by a choice of well-regarded schools, while local bus services and the Tyne and Wear Metro provide excellent connections across the region. The attractions of North Shields, Tynemouth and Whitley Bay are also within easy reach, offering a variety of shops, cafés, restaurants, and leisure opportunities.

The property offers spacious and contemporary accommodation throughout and briefly comprises - a welcoming entrance hallway with storage, lounge with dual aspect windows, a convenient downstairs WC, and a modern kitchen/dining room with French doors opening directly onto the rear garden, creating an excellent space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms together with the family bathroom WC. Further benefits include gas central heating and double glazing.

Externally, the property benefits from two allocated parking spaces to the front and an enclosed rear garden, with a patio and lawn, providing an attractive outdoor space for relaxation and entertaining.

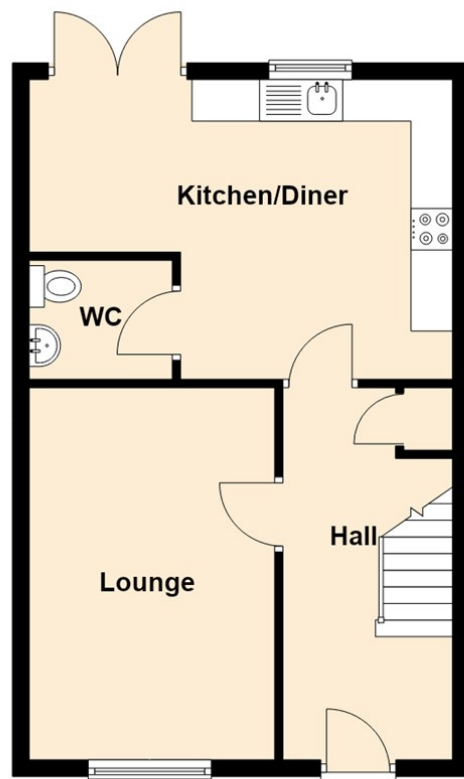
For more information and to book a viewing, please call our team on 0191 236 2070.

Tenure

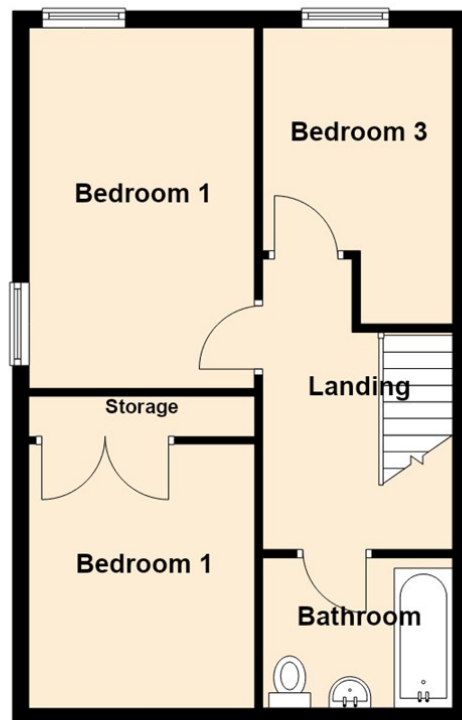
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: B

Ground Floor



First Floor



Lounge 14'8" x 9'7" (4.49 x 2.93)

Kitchen Dining Room 11'9" x 16'7" (3.60 x 5.07)

Bedroom One 9'0" x 14'0" (2.76 x 4.29)

Bedroom Two 9'0" x 10'3" (2.76 x 3.14)

Bedroom Three 12'2" x 7'4" (3.71 x 2.25)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070

