



 Jan Forster

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Angerton Avenue | North Shields | NE30 3QY

Price £225,000



- Semi-Detached House
- Desirable Area
- Off Street Parking
- Ample Storage
- Transport Links Nearby
- Great Starter Home
- Two Bedrooms
- Attached Garage
- Close To Local Facilities
- Call for More Information





Jan Forster Estates welcomes to the sales market this delightful semi-detached house on Angerton Avenue, Tynemouth. Situated within an established residential area renowned for its attractive homes, peaceful surroundings and strong appeal to families, the property is ideally suited to first-time buyers, couples and smaller families.

The ground floor features a welcoming entrance hall, a spacious living room, and a separate dining area. The kitchen is conveniently positioned alongside the dining space and connects to a useful utility area which offers access to the rear. There is also ample storage space providing additional convenience.

To the first floor the property provides two well-proportioned bedrooms and access to a shower room and separate WC. Further benefits include gas central heating and double glazing.

Externally, the property benefits from a paved front garden providing a low-maintenance approach, together with an attached garage. To the rear is a generous rear garden, offering excellent outdoor space for relaxation, entertaining, and family use.



The location offers excellent access to a range of well-regarded schools, including Marden High School and Preston Grange Primary School, together with a wide selection of everyday amenities such as supermarkets, cafés and healthcare services. Superb transport links provide easy connections to Tynemouth, Whitley Bay, North Shields town centre and Newcastle. Residents also enjoy proximity to Long Sands Beach, Tynemouth Village and the stunning North East coastline, offering the perfect balance of coastal living and everyday convenience.

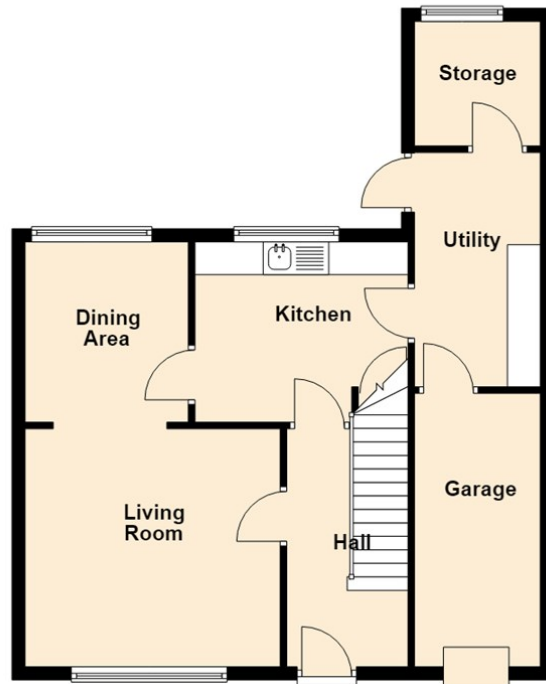
Early viewing is recommended as interest will be high. To book yours or for more information, please call our team on 0191 236 2070.

Tenure

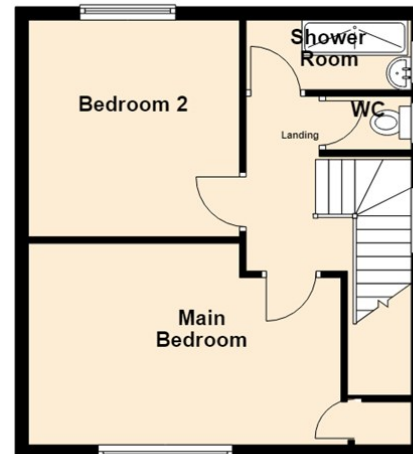
The agent understands the property to be Freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: B

Ground Floor



First Floor



Lounge 11'4" x 12'9" (3.46 x 3.89)

Dining Room 8'2" x 8'6" (2.50 x 2.61)

Kitchen 10'7" x 8'6" (3.25 x 2.61)

Utility 6'0" x 12'4" (1.84 x 3.77)

Bedroom One 14'6" x 9'11" (4.44 x 3.04)

Bedroom Two 11'3" x 10'2" (3.43 x 3.11)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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

