



 Jan Forster

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Barnstaple Road | North Shields | NE29 8QA

Price £220,000



- Great Location
- Semi Detached Property
- Utility Area
- Off Street Parking
- Short Commute To Beach
- Spacious Family Home
- Three Bedrooms
- Ground Floor WC
- Easy To Maintain Gardens
- Call For More Information





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

This spacious, semi-detached family home is ideally situated on Barnstaple Road, North Shields. Offering generous accommodation and excellent potential to appeal to a wide range of buyers, particularly growing families seeking a comfortable and well-located home.

The property is made up of an entrance porch, hallway, bright and airy lounge with a bay window, a well appointed kitchen and utility area with fitted wall and floor units along with integrated hob and oven. There is also a handy ground floor WC. To the first floor there are three bedrooms and a modern bathroom WC with an overhead shower. Further benefits include gas central heating and double glazing.

Externally there is an easy to maintain garden to the front alongside a driveway for off street parking. There is also a generous, low maintenance rear garden with a patio area, artificial lawn and raised planters. A lovely outdoor space to relax or entertain in the warmer months.



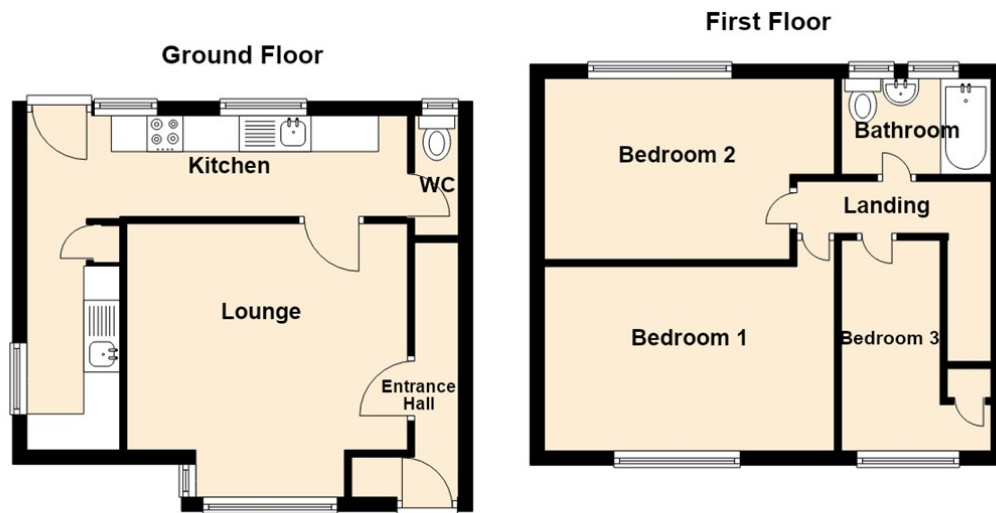
Within easy reach of the beautiful North East coastline and nearby beaches, the location also offers convenient access to shops, schools, everyday amenities and public transport links, with North Shields town centre and the wider Tyneside area easily accessible. Combining coastal living with practical day-to-day convenience, this location is ideal for buyers looking to enjoy the benefits of living close to the beach while remaining well connected to surrounding areas.

Interested parties are urged to arrange a prompt and essential internal viewing. Please call 0191 236 2070 for more information.

Tenure

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

Council Tax band: A



Lounge 15'3" x 13'7" (4.65 x 4.16)

Kitchen 20'7" x 5'4" (6.28 x 1.65)

Bedroom One 9'3" x 14'7" (2.82 x 4.46)

Bedroom Two 14'7" x 8'7" (4.45 x 2.62)

Bedroom Three 5'9" x 10'11" (1.76 x 3.35)

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		85
(69-80) C	73	
(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

