



OFFERS OVER

**£180,000**

**Grosvenor Place**

North Shields, NE29 0NH

Nestled in the heart of North Shields with easy access to local amenities, schools, and transport links, this terraced house on Grosvenor Place presents an opportunity for those seeking a project to transform a property.

The property features, an entrance hall, two inviting reception rooms, plus a dining kitchen. To the first floor there are three bedrooms and a family bathroom/WC. Externally the property boasts a quaint town garden and a rear yard.

While the house requires a full refurbishment, it has the potential to be a well proportioned family home.

3



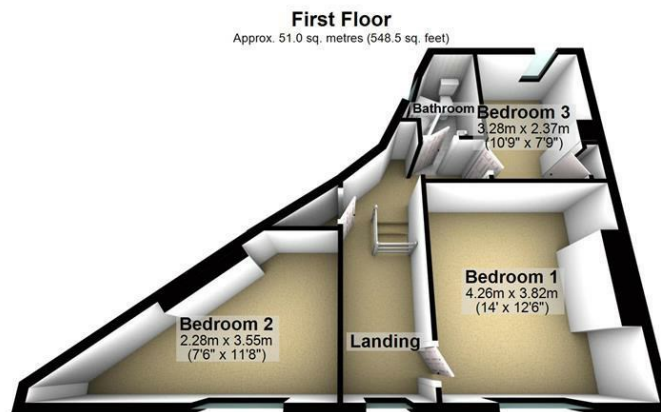
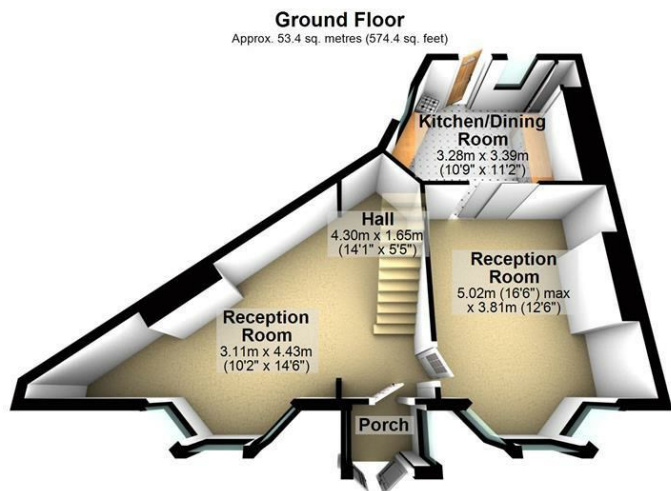
1



2







Total area: approx. 104.3 sq. metres (1122.9 sq. feet)

**LOCAL AUTHORITY**  
North Tyneside Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>91</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | <b>71</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 |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
63 Church Way  
North Shields  
Tyne & Wear  
NE29 0AE

**OFFICE DETAILS**  
0191 257 6823  
hello@fresh.property  
www.freshpropertycentre.co.uk