



AUCTION GUIDE

£125,000

Rosebery Avenue

North Shields, NE29 9PQ

PROPERTY SUMMARY

Situated on Rosebery Avenue in Preston Village, this delightful end terrace house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two inviting reception rooms provide ample opportunity for relaxation and entertainment, while the functional kitchen is perfect for preparing family meals.

The well-appointed bathroom ensures convenience for all residents, while the overall layout of the house promotes a warm and welcoming atmosphere.

With its appealing features and prime location, this house on Rosebery Avenue is a wonderful opportunity for anyone looking to settle in North Shields. Don't miss the chance to make this charming property your new home.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (amsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

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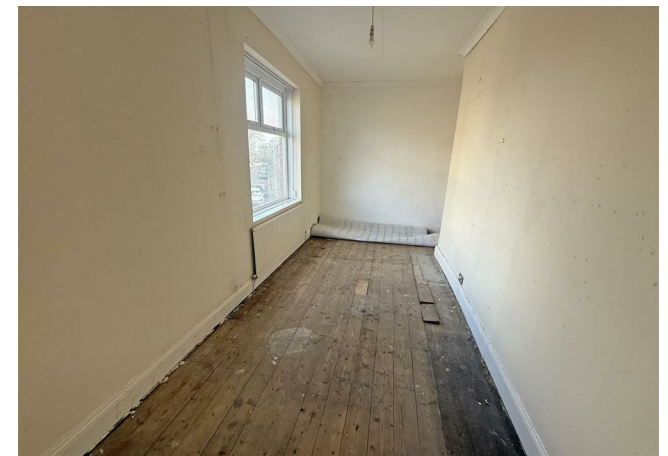
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1



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LOCAL AUTHORITY

North Tyneside

TENURE

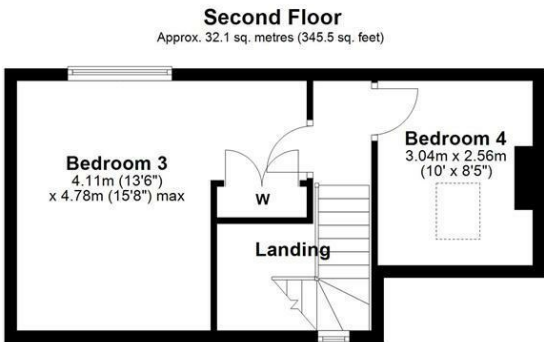
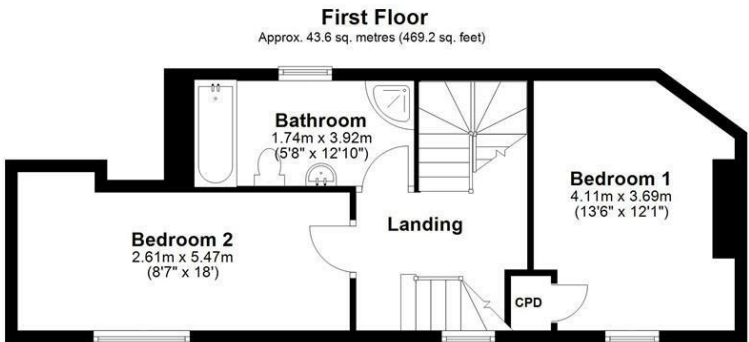
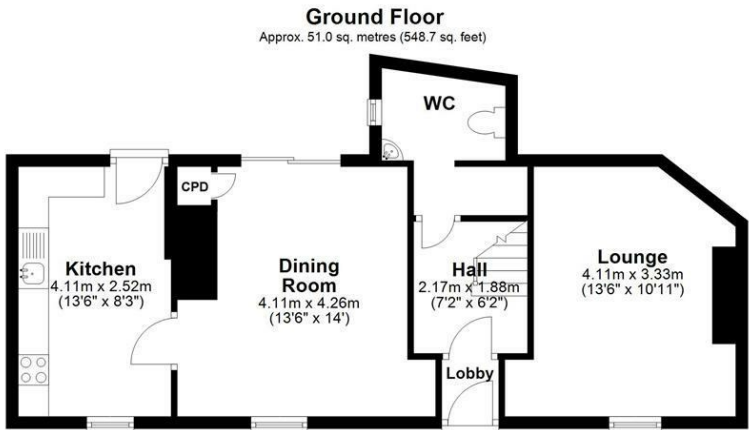
Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only



Total area: approx. 126.7 sq. metres (1363.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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



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