



ASKING PRICE

**£184,950**

**Rosebery Avenue**

North Shields, NE29 9PQ

Fresh Property Centre are pleased to present this spacious upper flat situated on Rosebery Avenue, Preston Village in North Shields, Tyne and Wear. With two inviting reception rooms, this property is perfect for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family or guests, ensuring everyone has their own retreat.

The flat boasts a contemporary kitchen and a stylish bathroom, both designed to meet the needs of modern life. The log burner in the lounge adds a touch of warmth and character, making it an ideal spot to unwind during the cooler months.

The property is well presented throughout, reflecting a sense of care and attention to detail. Additionally, a yard to the rear offers a private outdoor space, perfect for enjoying a morning coffee or evening gatherings.

Situated in the desirable Preston Village area, this flat is conveniently located near local amenities and transport links, making it an excellent choice for those seeking both comfort and convenience. Early viewing is highly advised to fully appreciate the charm and potential of this lovely home.

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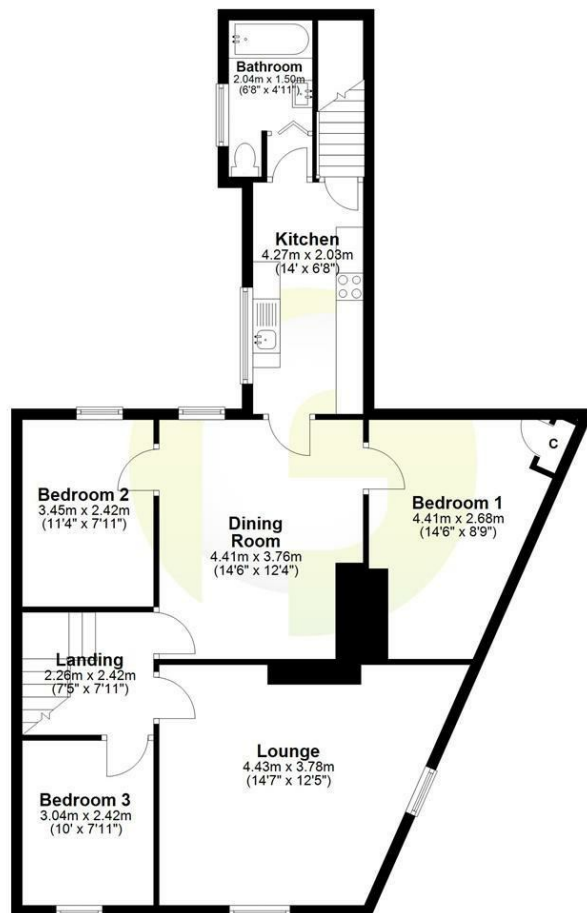








**First Floor**  
Approx. 90.4 sq. metres (972.9 sq. feet)



Total area: approx. 90.4 sq. metres (972.9 sq. feet)

**LOCAL AUTHORITY**

North tyneside

**TENURE**


Leasehold

**COUNCIL TAX BAND**

A

**VIEWINGS**

By prior appointment only

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

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