



ASKING PRICE

£245,000

Watch House Close

North Shields, NE29 6YL

Fresh Property Centre welcome to the market this beautifully presented three-bedroom family home, located in the desirable Royal Quays Estate, North Shields. This charming property offers a comfortable living space making it an ideal choice for families or those seeking a peaceful retreat.

As you enter the home, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom and WC. The spacious lounge provides a perfect setting for relaxation, while the modern dining kitchen is well-equipped for family meals and entertaining guests. Additionally, a study and a store room offer versatile spaces that can be tailored to your needs, whether for work or additional storage.

On the first floor, you will find three bedrooms, each designed to provide a restful atmosphere. The modern bathroom is tastefully appointed, ensuring comfort and convenience for the whole family.

Step outside to discover a pleasant rear garden, an ideal spot for outdoor activities, gardening, or simply enjoying the fresh air. The property is situated within easy reach of the Marina and Fish Quay, offering a delightful array of waterfront activities, dining options, and scenic views.

This home is not only beautifully presented but also perfectly positioned to take advantage of the vibrant community and amenities that North Shields has to offer. Don't miss your chance to make this lovely house your new home.

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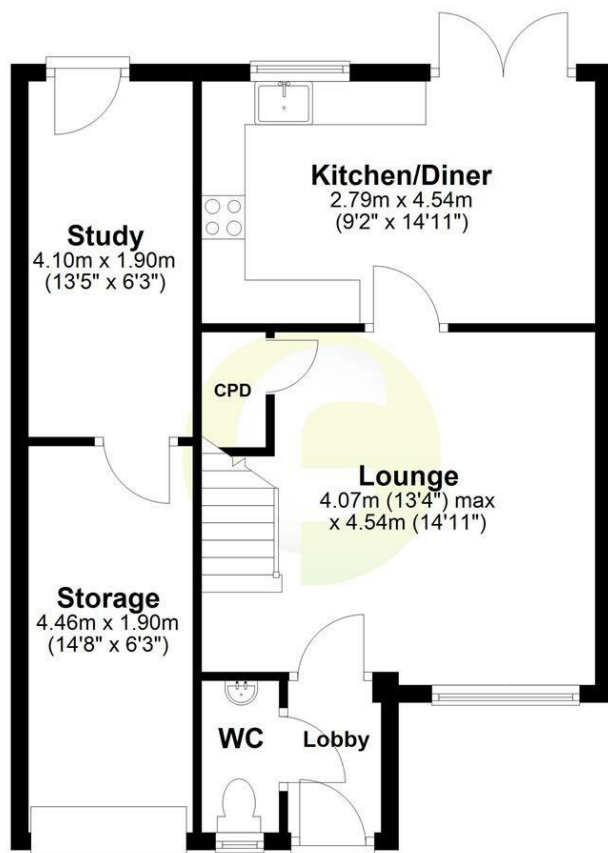
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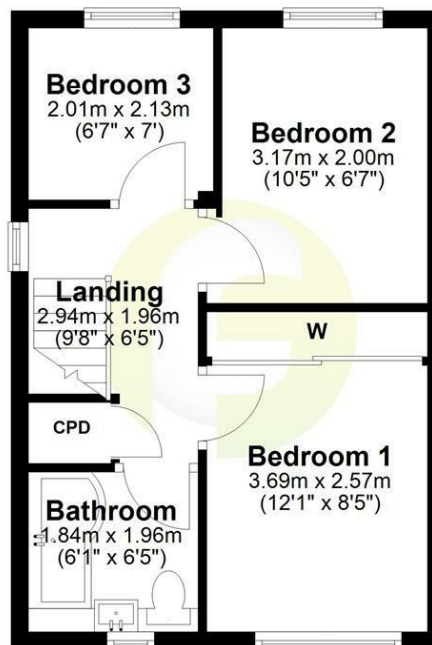
Ground Floor

Approx. 52.4 sq. metres (564.0 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



Total area: approx. 83.9 sq. metres (903.0 sq. feet)

LOCAL AUTHORITY

North Tyneside

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

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

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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