



ASKING PRICE

**£295,000**

**Gardner Park**

North Shields, NE29 0EB

Fresh Property Centre are pleased to present this charming detached house situated on Gardner Park, North Shields.

With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The well-appointed bathroom, along with a convenient downstairs WC, ensures that the needs of a busy household are met with ease.

The modern kitchen boasts contemporary fittings and ample storage, making it a delightful space for culinary enthusiasts. Adjacent to the kitchen, the utility space provides additional practicality, perfect for laundry and household chores.

The property also features a garage and a drive offering extra storage space and off street parking. Externally there is a mature garden to the front and a large south west facing rear garden, which presents a wonderful opportunity for outdoor enjoyment. Whether you envision hosting summer barbecues, creating a vibrant garden, or simply enjoying a peaceful retreat, this expansive outdoor space caters to all your needs.

In summary, this detached house in Gardner Park is a fantastic opportunity for those looking for a family home. With its prime location and thoughtful design, it is sure to attract interest from discerning buyers. Do not miss the chance to make this lovely property your own.

AGENTS NOTE: The current owner is in the process of buying the freehold.

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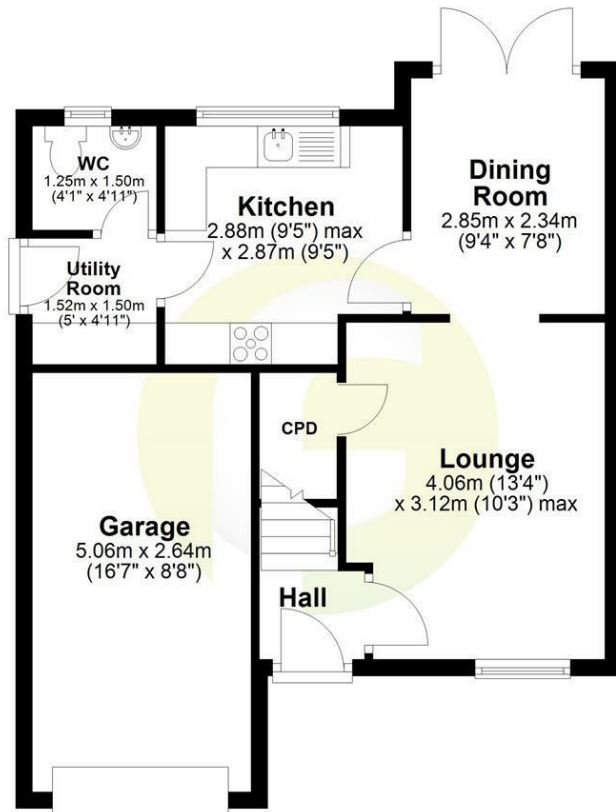






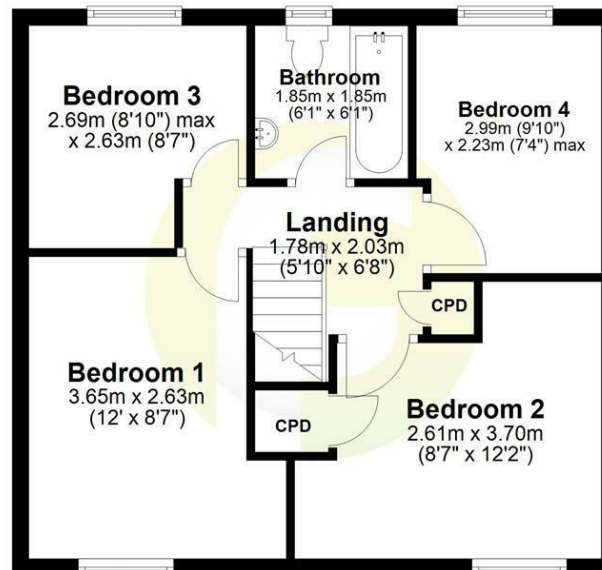
## Ground Floor

Approx. 48.9 sq. metres (526.1 sq. feet)



## First Floor

Approx. 44.4 sq. metres (478.3 sq. feet)



Total area: approx. 93.3 sq. metres (1004.5 sq. feet)

## LOCAL AUTHORITY

North Tyneside

## TENURE

Freehold

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 83      | 86                      |
| (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>                             |         |                         |
| 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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