



ASKING PRICE

**£144,950**

**Burt Avenue**

North Shields, NE29 7HL

Fresh Property Centre present this end terrace home on Burt Avenue, North Shields. With three spacious bedrooms, this property is ideal for families or individuals seeking extra space. On the ground floor, the accomodation includes a reception room, kitchen and family bathroom.

While the property is in need of refurbishment, it offers a blank canvas for buyers to personalise and enhance according to their tastes and preferences. The potential to transform this house into a stylish and modern living space is immense, making it an exciting project for the right buyer.

Outside, the property boasts both a drive to the front and rear gardens, providing ample outdoor space for gardening enthusiasts or for children to play.

Located in North Shields, residents will benefit from a variety of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it convenient for commuting to nearby towns and cities.

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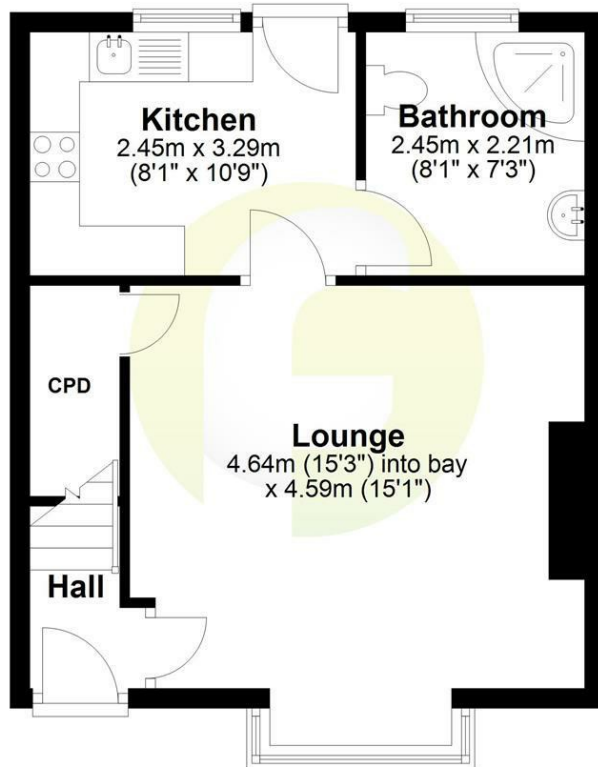
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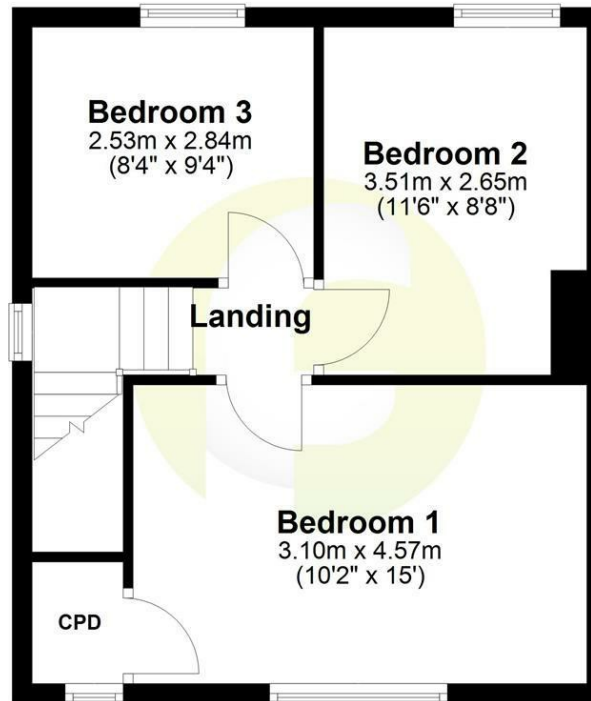
## Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 74.9 sq. metres (806.2 sq. feet)

**LOCAL AUTHORITY**  
North Tyneside Council

**TENURE**  
Freehold

**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



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