



ASKING PRICE

**£279,950**

**Dockwray Close**

North Shields, NE30 1JW

Welcome to this splendid three-storey home located on Dockwray Close in the charming area of North Shields. This property boasts four spacious bedrooms, along with a family bathroom/wc making it an ideal choice for families or those seeking extra space. The master bedroom features a convenient en-suite shower room, providing a private retreat for relaxation.

The ground floor comprises a welcoming lounge and dining area, perfect for entertaining guests or enjoying family meals. The well-appointed kitchen is designed for both functionality and style, while a downstairs WC adds to the convenience of this lovely home.

Outside, you will find a drive and garage, offering ample parking and storage options. The property is ideally located, providing easy access to local amenities, schools, and transport links, making it a perfect choice for those who value both comfort and convenience. Don't miss the opportunity to make this wonderful property your new home.

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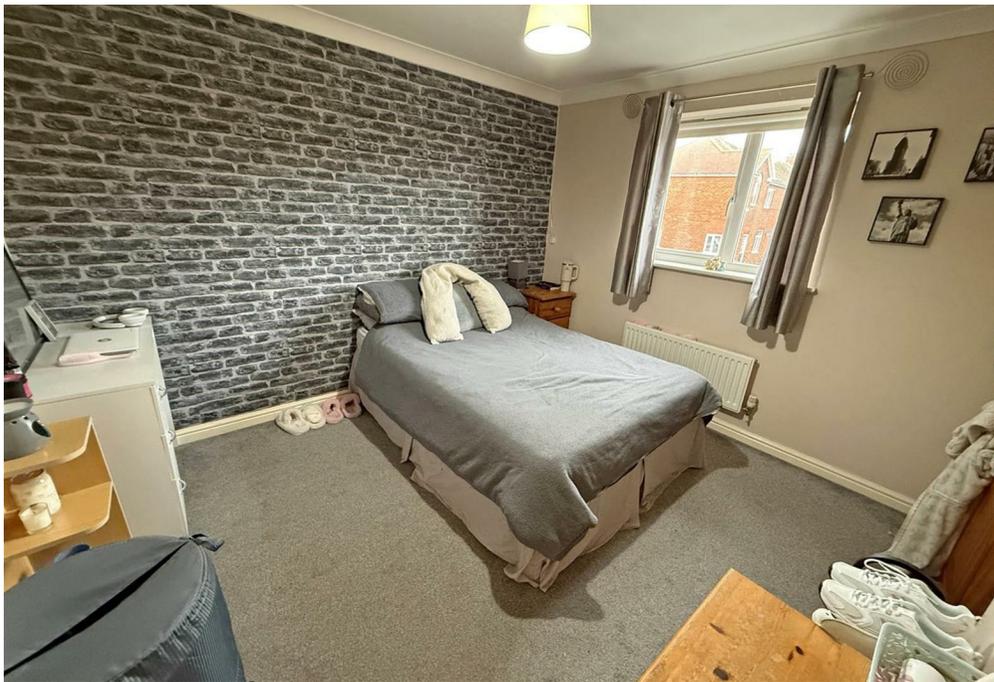
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**LOCAL AUTHORITY**

North tyneside

**TENURE**

Freehold

**COUNCIL TAX BAND**

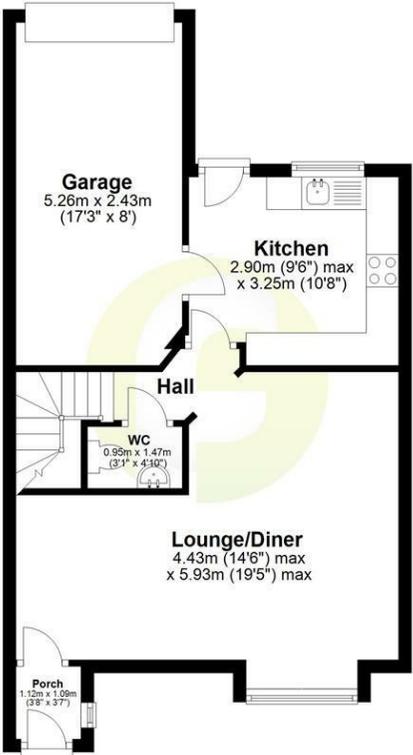
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**VIEWINGS**

By prior appointment only

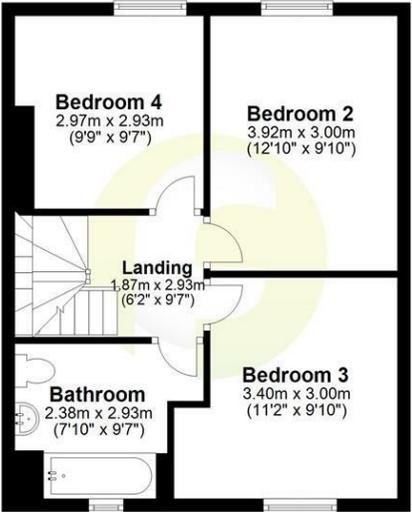
**Ground Floor**

Approx. 52.2 sq. metres (561.8 sq. feet)



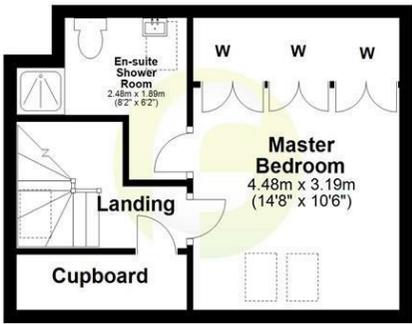
**First Floor**

Approx. 44.7 sq. metres (481.7 sq. feet)



**Second Floor**

Approx. 26.0 sq. metres (279.9 sq. feet)



Total area: approx. 122.9 sq. metres (1323.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(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



**OFFICE ADDRESS**

63 Church Way  
North Shields  
Tyne & Wear  
NE29 0AE

**OFFICE DETAILS**

0191 257 6823  
hello@fresh.property  
www.freshpropertycentre.co.uk