



ASKING PRICE

£229,950

Kirklington Road

North Shields, NE30 3AX

Fresh Property Centre are pleased to welcome to the market, this delightful, semi-detached house. Boasting two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat.

One of the standout features of this home is the pleasant and spacious gardens, perfect for enjoying the outdoors or hosting gatherings with family and friends. The property also benefits from a downstairs WC and a utility room.

While the home requires some modernisation, this presents a wonderful opportunity for buyers to put their own stamp on the property and create a space that truly reflects their style and needs. Whether you are a first-time buyer or looking to invest, this semi-detached house on Kirklington Road is a promising prospect that should not be overlooked.

2



1



2









LOCAL AUTHORITY

North Tyneside

TENURE

Freehold

COUNCIL TAX BAND

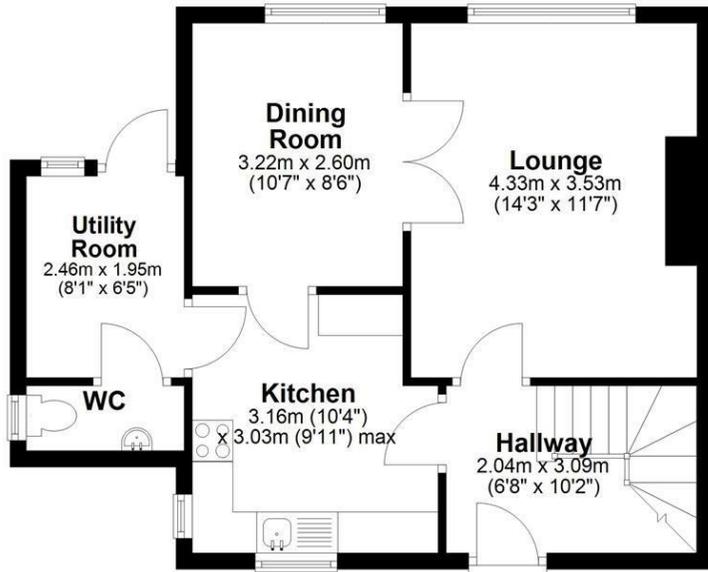
B

VIEWINGS

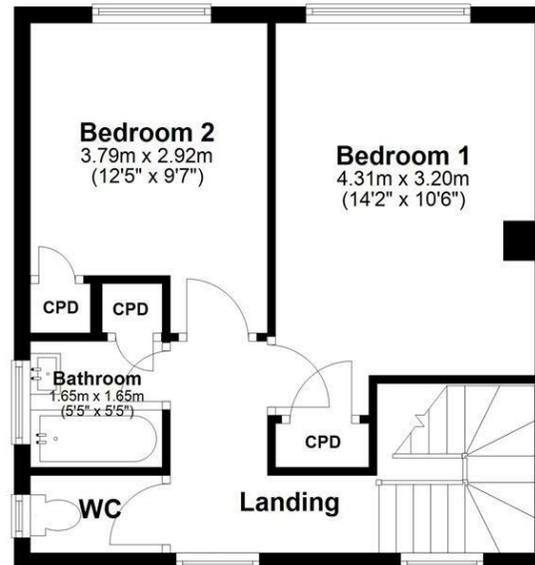
By prior appointment only

Ground Floor

Approx. 47.2 sq. metres (507.7 sq. feet)

**First Floor**

Approx. 40.5 sq. metres (436.2 sq. feet)



Total area: approx. 87.7 sq. metres (943.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(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