



ASKING PRICE

**£325,000**

**Holly Road**

North Shields, NE29 9BU



Fresh Property Centre welcome to the market this delightful semi detached home nestled on the charming Holly Road in North Shields. The property offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms and a modern bathroom, this property is ideal for families or those seeking extra space.

The house features a welcoming reception room and extended dining room, perfect for entertaining guests or enjoying quiet evenings with family. The kitchen is both functional and inviting, making it a wonderful space for culinary creations. The conservatory adds a touch of elegance and provides a bright, airy space to relax and enjoy the views of the garden, making it an excellent spot for morning coffee or afternoon tea.

Located in the desirable area of North Shields, this home is well-positioned for local amenities, schools, and transport links, making it an ideal choice for those looking for a home in North Shields.

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1



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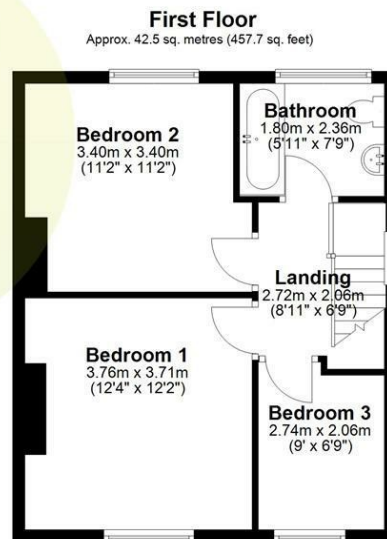
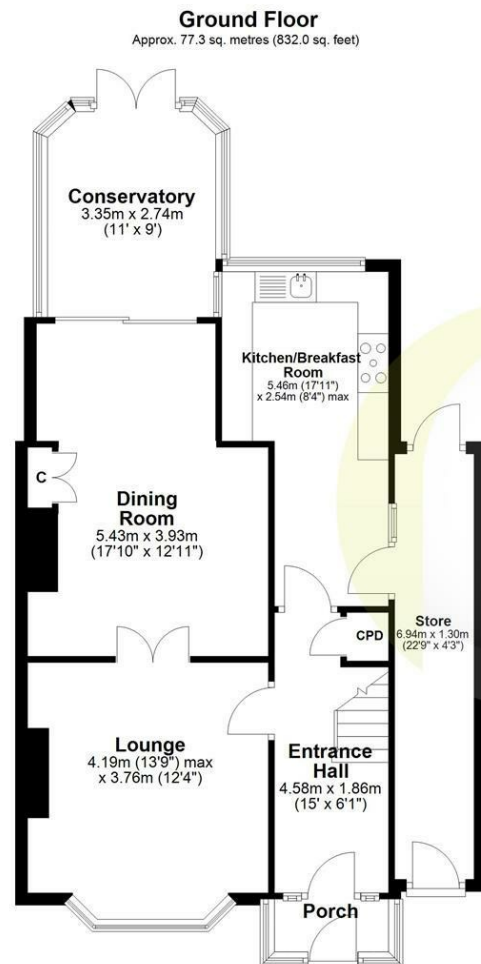












Total area: approx. 119.8 sq. metres (1289.6 sq. feet)

## LOCAL AUTHORITY

North Tyneside

## TENURE

Freehold

## COUNCIL TAX BAND

C

## 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>		
(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



## OFFICE ADDRESS

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## OFFICE DETAILS

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