



ASKING PRICE

**£235,000**

**Devon Road**

North Shields, NE29 8PP

Fresh Property are pleased to present this charming three-bedroom family home situated on Devon Road, North Shields. The property offers a perfect blend of comfort and style. Upon entering, you are welcomed by a spacious entrance hall that leads to a delightful lounge, featuring double doors that open up to the garden, allowing for an abundance of natural light. The lounge is complemented by a striking feature window, creating a warm and inviting atmosphere. The well-appointed dining kitchen is perfect for family meals and entertaining guests.

On the first floor, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for family living.

Outside, the property boasts a drive to the front, ensuring off-street parking, while the pleasant rear garden presents an ideal space for children to play or for hosting summer gatherings.

This well-presented home is perfect for families seeking a comfortable and inviting environment. With its thoughtful layout and desirable location, it truly represents an ideal family home in North Shields.

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**LOCAL AUTHORITY**

North tyneside

**TENURE**

Freehold

**COUNCIL TAX BAND**

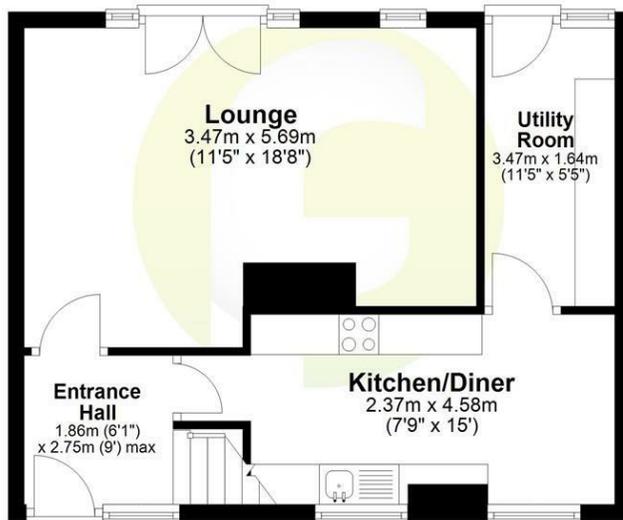
A

**VIEWINGS**

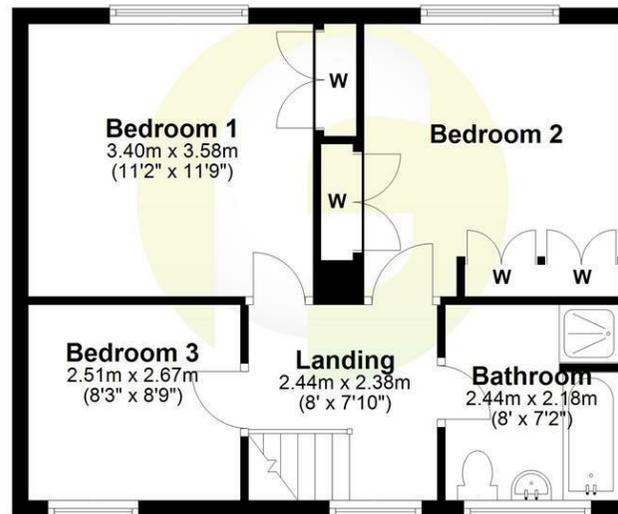
By prior appointment only

**Ground Floor**

Approx. 44.2 sq. metres (475.3 sq. feet)

**First Floor**

Approx. 44.4 sq. metres (477.4 sq. feet)



Total area: approx. 88.5 sq. metres (952.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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

**OFFICE ADDRESS**

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**OFFICE DETAILS**

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