



ASKING PRICE

**£199,950**

**Balkwell Avenue**

North Shields, NE29 7JF



Fresh Property Centre are pleased to present this semi detached home situated on Balkwell Avenue in North Shields. The property offers a delightful blend of comfort and practicality, with three well-proportioned bedrooms.

Upon entering, you are greeted by a spacious entrance hall that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The adjoining dining room provides an inviting space for family meals, while the kitchen is equipped with essential amenities, complemented by a convenient utility room for added functionality.

The first floor boasts three comfortable bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is thoughtfully designed to cater to the needs of a busy household.

Externally, the property features a drive and garage at the front, providing ample parking space. The rear garden is a lovely outdoor area, ideal for children to play or for hosting summer gatherings.

This home is well presented throughout, ensuring that it is ready for you to move in and make it your own. Viewing is essential to fully appreciate the charm and potential of this delightful property.

3



1



2







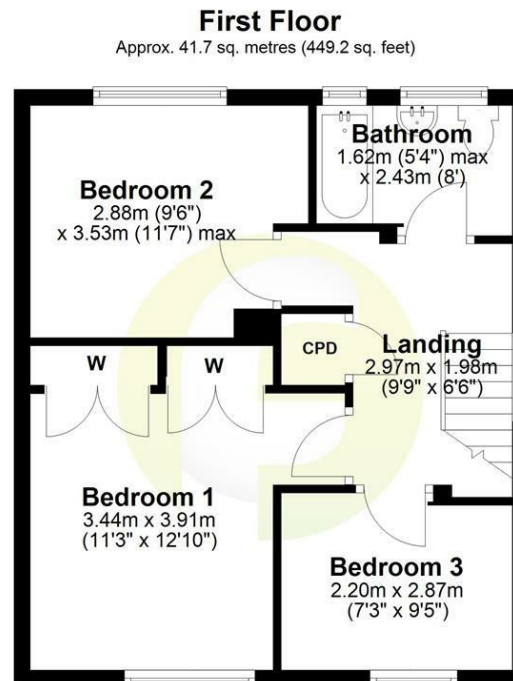
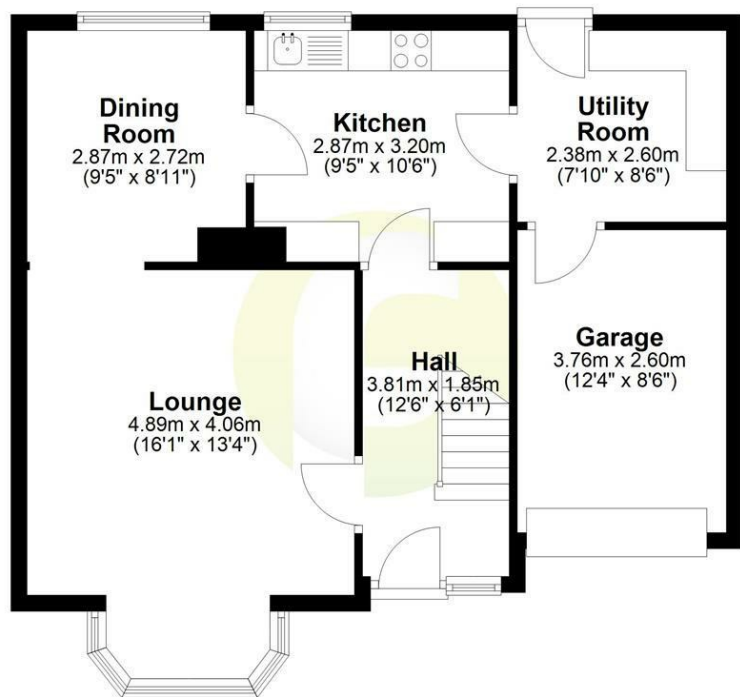












Total area: approx. 102.2 sq. metres (1100.6 sq. feet)

## LOCAL AUTHORITY

North Tyneside

## TENURE

Freehold

## COUNCIL TAX BAND

A

## 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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