



ASKING PRICE

**£380,000**

**Melrose Avenue**

North Shields, NE30 3HW

Fresh Property are pleased to present this extended semi-detached home on Melrose Avenue, Marden Estate. The well presented home offers a perfect blend of comfort and modern living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, ideal for relaxation and entertaining. The heart of the home is the dining kitchen, which seamlessly opens into an extended family area, creating a wonderful space for gatherings and family meals. Additionally, the property features a convenient utility room and a shower room with a WC on the ground floor, enhancing its practicality.

As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat. The family bathroom, complete with a WC, serves this level, ensuring ample facilities for all residents.

Externally, the property boasts a block-paved front garden that leads to a garage, providing both parking and storage solutions. The pleasant rear garden is a delightful outdoor space, perfect for enjoying sunny days or hosting barbecues with friends and family.

With its spacious layout and modern amenities, viewing this property is highly recommended to fully appreciate all it has to offer.

3



2



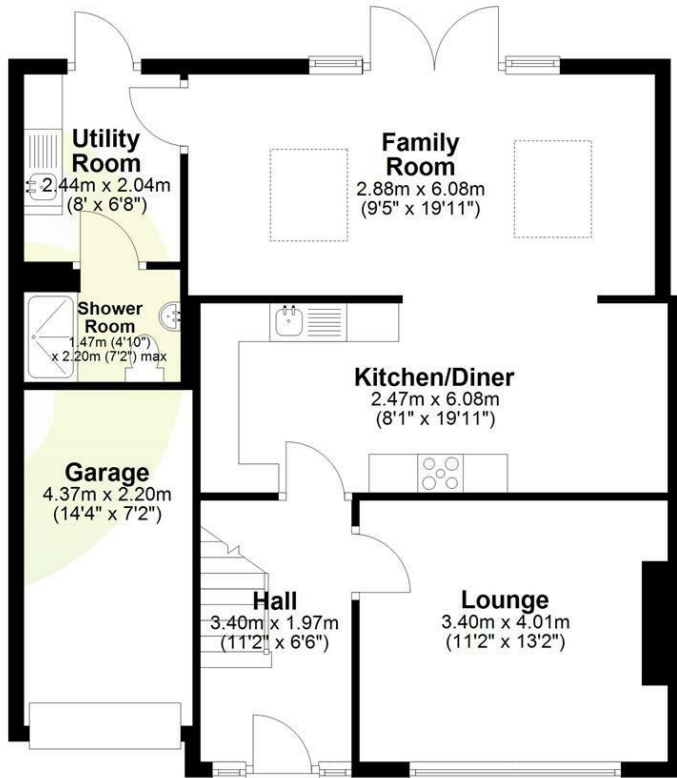
2





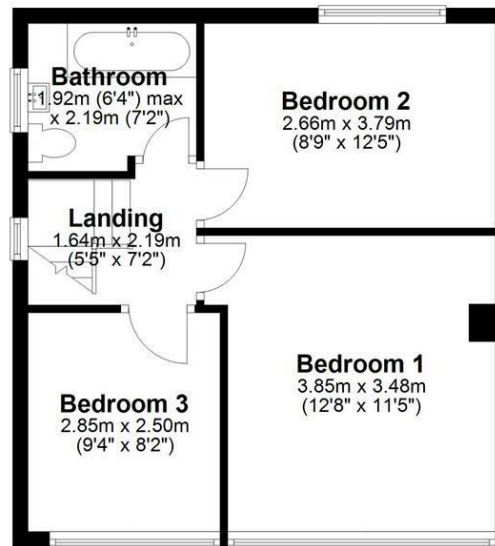
### Ground Floor

Approx. 73.4 sq. metres (790.0 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



Total area: approx. 113.6 sq. metres (1222.9 sq. feet)

### LOCAL AUTHORITY

North tyneside

### TENURE

Freehold

### COUNCIL TAX BAND

C

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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

63 Church Way  
North Shields  
Tyne & Wear  
NE29 0AE

#### OFFICE DETAILS

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