



ASKING PRICE

**£365,000**

**Alexandra Gardens**

North Shields, NE29 0SH

Fresh Property Centre present this charming three-bedroom detached home nestled in the sought-after area of Alexandra Gardens, North Shields,. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, ideal for relaxation and entertaining. The dining area flows seamlessly into a delightful conservatory, providing a bright and airy space to enjoy the garden views.

The modern kitchen is equipped with integrated appliances, making it a joy for any home cook. Additionally, a convenient utility room and cloakroom with WC enhance the practicality of this lovely home.

On the first floor, you will find three well-proportioned bedrooms, including a master suite complete with an en-suite shower room, ensuring privacy and convenience. An updated shower room serves the other two bedrooms, adding to the home's appeal.

Externally, the property boasts a well-maintained garden both at the front and rear, perfect for outdoor activities or simply enjoying the fresh air. A single drive leads to an integrated garage, providing ample parking and storage options. This property is situated in a popular location that is rarely available, making it a fantastic opportunity for prospective buyers. With immediate vacant possession, you could be settling into your new home in no time.

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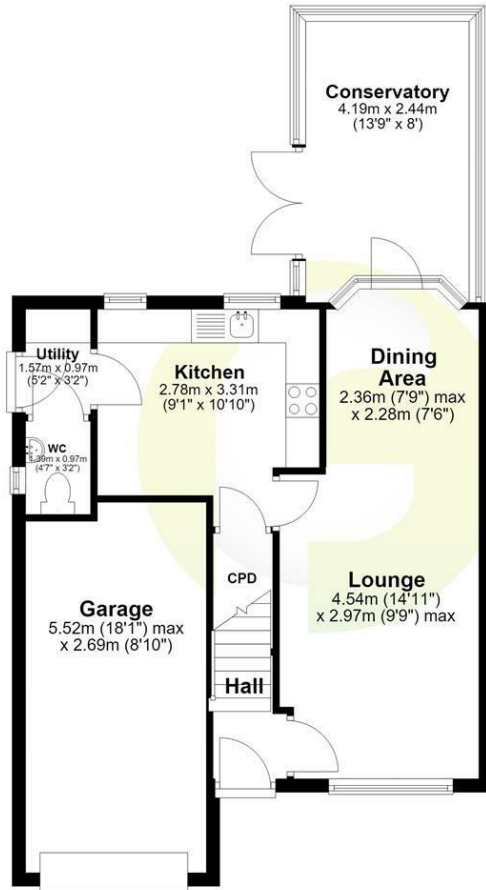








**Ground Floor**  
Approx. 60.9 sq. metres (655.7 sq. feet)



**First Floor**  
Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 101.5 sq. metres (1092.4 sq. feet)

**LOCAL AUTHORITY**

North Tyneside

**TENURE**

Freehold

**COUNCIL TAX BAND**

D

**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		
<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