



OFFERS IN THE REGION OF

**£310,000**

**Eleanor Street**

North Shields, NE30 4PG

Fresh Property Centre welcome to the market this four bed terraced home situated on Eleanor Street, Cullercoats. This spacious house presents a wonderful opportunity for those looking to create their dream home.

The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. At the rear of the property, you will find a kitchen and WC, conveniently located for ease of access.

The house features four well-proportioned bedrooms, providing ample space for a growing family or for those who desire extra room for guests or a home office. The bathroom, while functional, offers the potential for modernisation. Externally there is a yard to the rear.

Whilst the property is in need of refurbishment, this home offers you the chance to personalise and enhance it to your personal taste. Don't miss the chance to make this house your own.

4



1



2







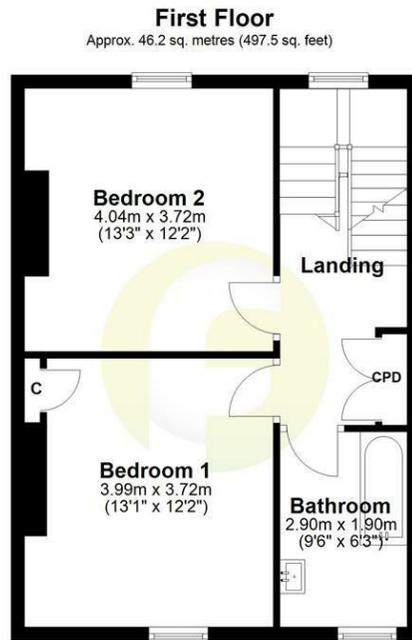
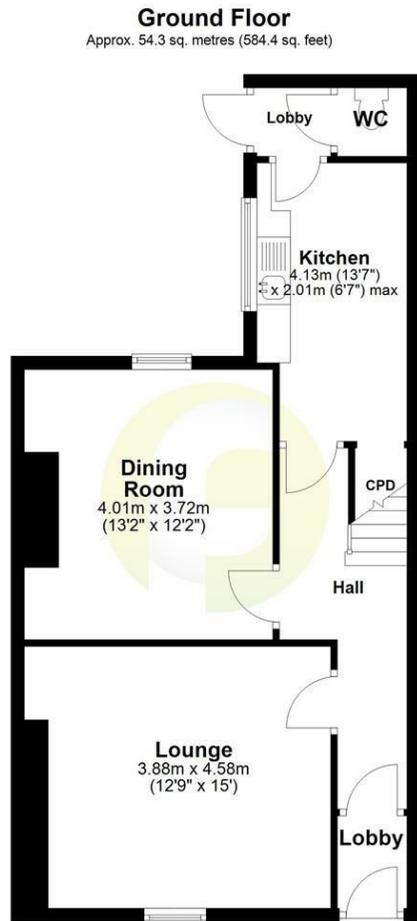


**LOCAL AUTHORITY**  
North Tyneside Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only



Total area: approx. 132.7 sq. metres (1428.7 sq. feet)

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>		62	72
(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



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