



ASKING PRICE

£169,950

Tiverton Avenue

North Shields, NE29 8PY

Fresh Property Centre are pleased to present this three bed home on Tiverton Avenue, North Shields. The property presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three bedrooms, this property is designed to cater to the needs of modern family living.

The home features a welcoming reception room that serves as a perfect gathering space for family and friends. The kitchen and dining area are thoughtfully designed, allowing for easy meal preparation and enjoyable dining experiences. The bathroom is complemented by a separate WC, adding convenience for busy households. Additionally, a store room provides extra storage space, ensuring that the home remains tidy and organised. Externally the generous corner plot offers gardens to three sides, providing ample outdoor space for children and adults to enjoy.

This delightful three-bedroom family home with its appealing features and prime location, it is sure to attract interest. Viewing is recommended.

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LOCAL AUTHORITY

North tyneside

TENURE

Freehold

COUNCIL TAX BAND

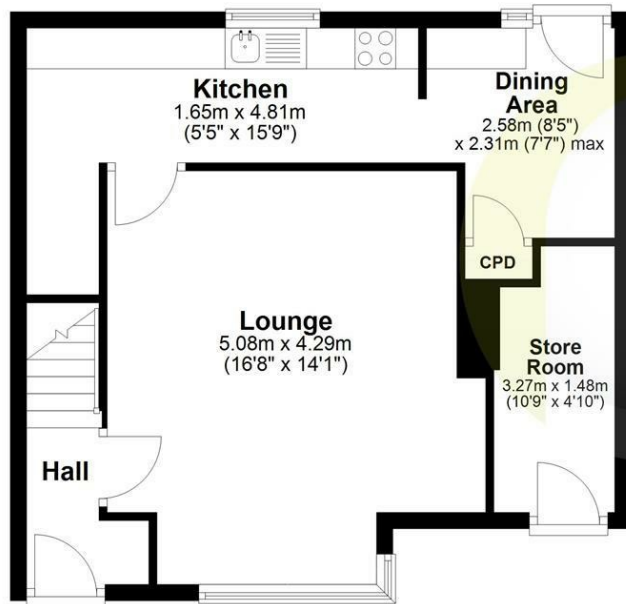
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VIEWINGS

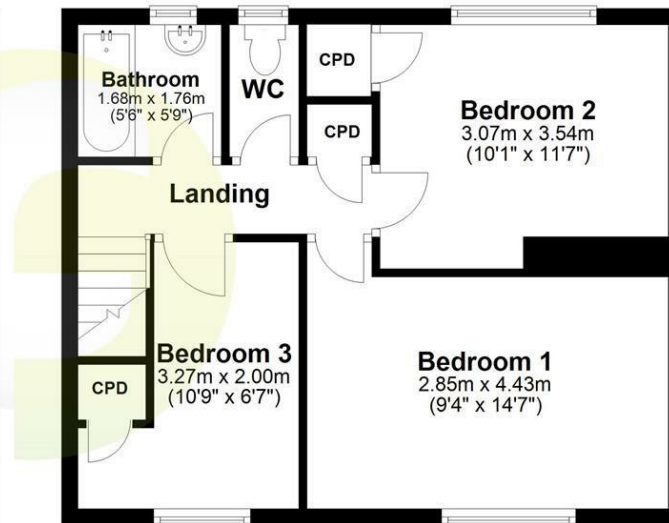
By prior appointment only

Ground Floor

Approx. 46.7 sq. metres (502.8 sq. feet)

**First Floor**

Approx. 43.4 sq. metres (467.5 sq. feet)



Total area: approx. 90.1 sq. metres (970.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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