



ASKING PRICE

**£150,000**

**Wyndham Way**

North Shields, NE29 8SU

Fresh Property Centre welcome to the market this three bed home on Wyndham Way, North Shields. The property presents an excellent opportunity for families seeking comfort and convenience.

Upon entering, you are welcomed by an entrance hall that leads to a cloakroom with a WC, ensuring practicality for everyday living. The ground floor boasts a lounge perfect for relaxation and a dining room ideal for family meals or entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits.

As you ascend to the first floor, you will find a landing that leads to three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The shower room, equipped with a WC, adds to the home's functionality, catering to the needs of a busy family.

Externally, the property features a paved rear garden, providing a low-maintenance outdoor space for children to play or for hosting summer gatherings. Additionally, a single garage offers secure parking for one vehicle, enhancing the convenience of this delightful home.

3

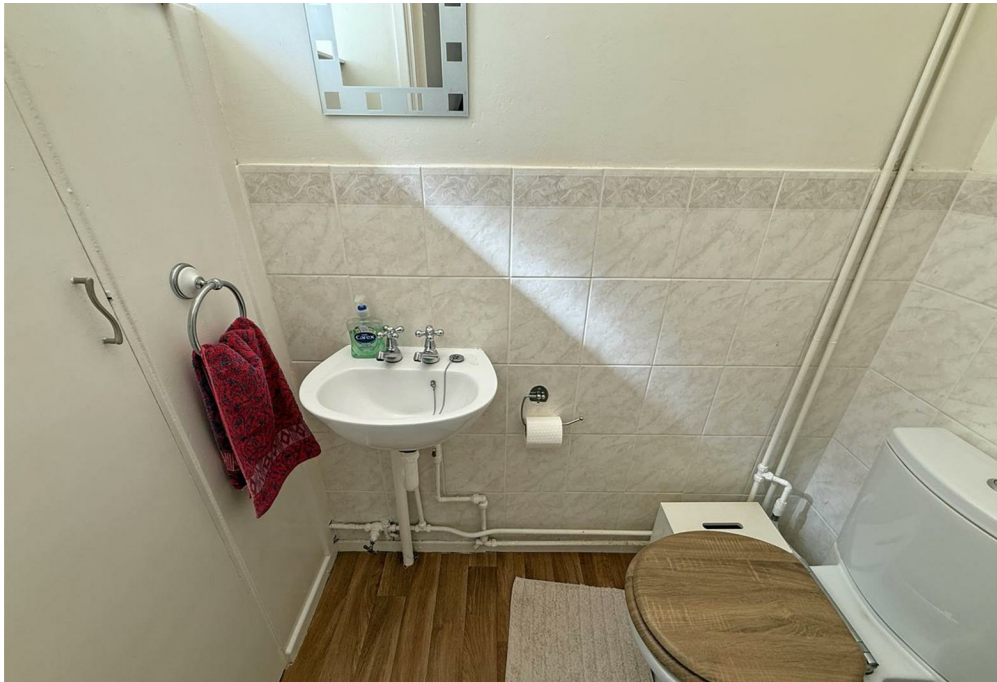


1



2





**LOCAL AUTHORITY**

North tyneside

**TENURE**

Freehold

**COUNCIL TAX BAND**

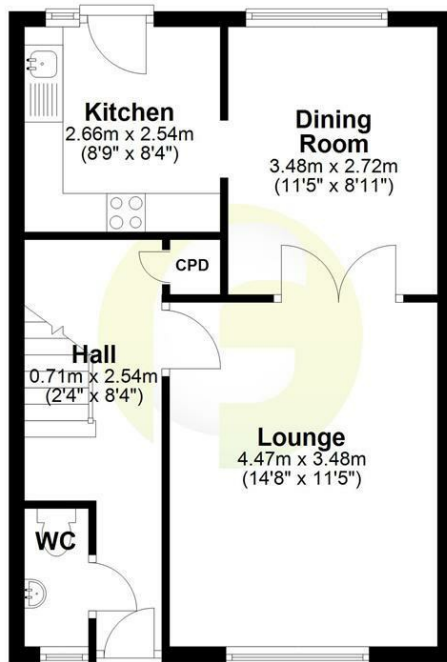
A

**VIEWINGS**

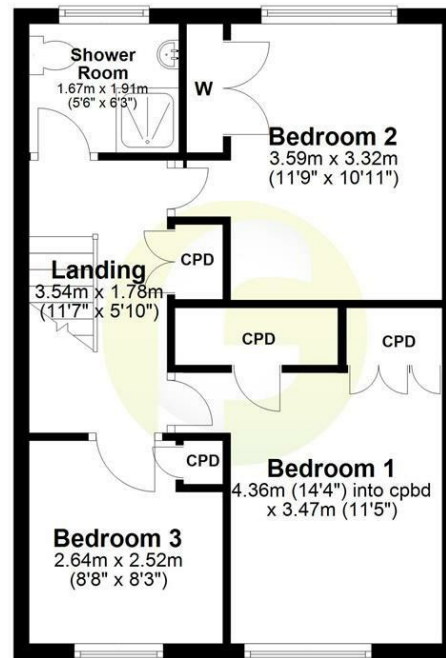
By prior appointment only

**Ground Floor**

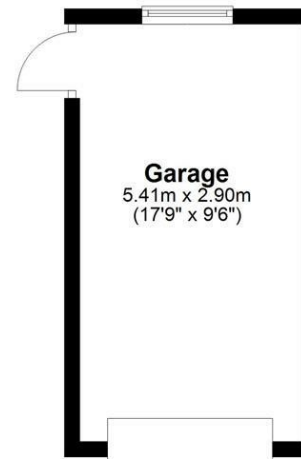
Approx. 43.2 sq. metres (464.5 sq. feet)

**First Floor**

Approx. 43.1 sq. metres (464.4 sq. feet)

**Garage**

Approx. 15.7 sq. metres (169.0 sq. feet)



Total area: approx. 102.0 sq. metres (1097.9 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>	72	76
(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