



ASKING PRICE

£174,950

Bude Grove

North Shields, NE29 8PW

Fresh Property Centre are pleased to present this two bed end terrace home situated on Bude Grove, North Shields. Upon entering, you are welcomed by a spacious entrance hall that leads into a bright and airy lounge/dining area, ideal for both relaxation and entertaining. The breakfasting kitchen is well-appointed, providing a lovely space for family meals and gatherings.

On the first floor, you will find two generously sized bedrooms, complemented by a dressing room that adds a touch of luxury and practicality. The bathroom, complete with a WC, is conveniently located to serve the needs of the household.

Externally, the property boasts a paved front area, enhancing its curb appeal, while the pleasant rear garden features a lovely decking area, perfect for enjoying sunny days and outdoor entertaining.

With immediate vacant possession available, this home is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the charm and potential of this lovely property. Don't miss the opportunity to secure your new family home in this desirable location.

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LOCAL AUTHORITY

North Tyneside

TENURE

Freehold

COUNCIL TAX BAND

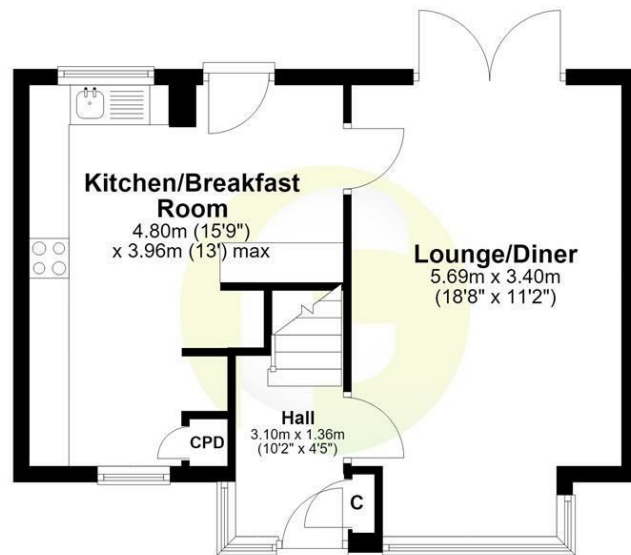
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VIEWINGS

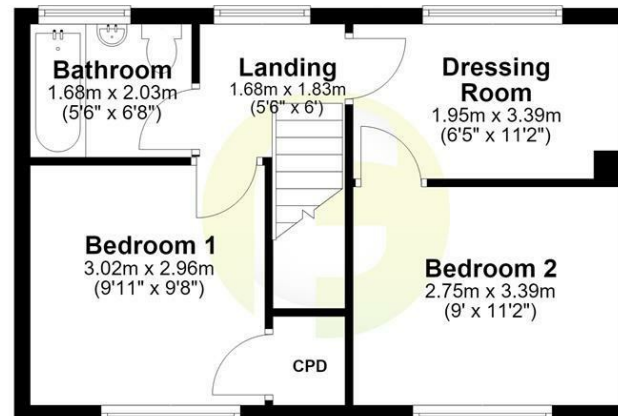
By prior appointment only

Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)

**First Floor**

Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 75.2 sq. metres (809.2 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	
	63	72

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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