



ASKING PRICE

**£225,000**

**Doxford Crescent**

North Shields, NE29 7FB



Fresh Property Centre welcome to the market this this charming end-terrace house situated on Doxford Crescent, North Shields. The property presents an excellent opportunity for families seeking a comfortable and modern living space.

Boasting three well-proportioned bedrooms, the home provides ample room for family members or guests. The convenience of two bathrooms, including an ensuite shower room, a family bathroom, and a downstairs WC, adds to the practicality of this home, making it ideal for busy households.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the house. The heart of the home is undoubtedly the modern dining kitchen, which features double doors that open to the rear garden, creating a seamless flow between indoor and outdoor living. This space is perfect for entertaining or enjoying family meals while overlooking the garden.

The property also benefits from a double drive, providing off-street parking for your vehicles, a valuable asset in today's busy world. The rear garden offers a private outdoor space, ideal for relaxation or play, making it a wonderful addition for families.

With no upper chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to upsize, this three-bedroom family home in North Shields is a must-see.

3



2

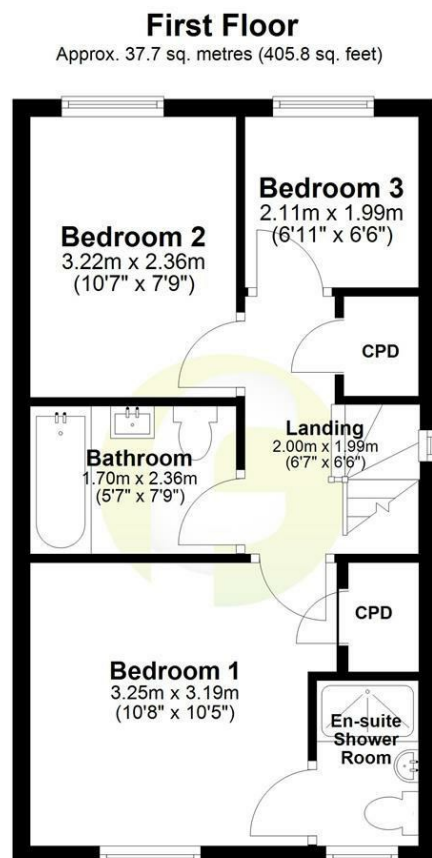
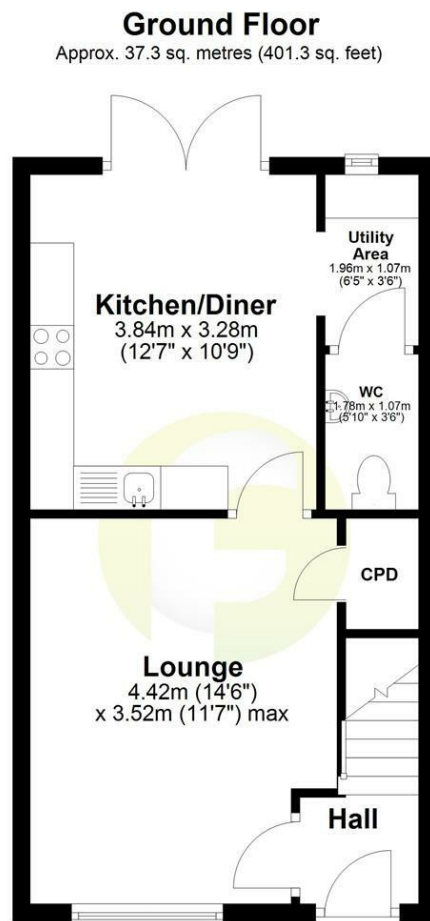


1









Total area: approx. 75.0 sq. metres (807.0 sq. feet)

## LOCAL AUTHORITY

North Tyneside

## TENURE

Freehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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