



ASKING PRICE

**£149,950**

**Kenton Road**

North Shields, NE29 8AE

Fresh Property Centre welcome to the property this charming three-bedroom family home located on Kenton Road in North Shields. The property offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking a spacious living environment.

As you enter the home, you are greeted by a welcoming entrance hall that leads to a cloakroom with a WC, providing added convenience for guests. The lounge, which features a dining area, is a bright and airy space, perfect for family gatherings or entertaining friends. The well-appointed kitchen is functional and offers ample space for culinary creations.

On the first floor, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom/WC is conveniently located, catering to the needs of the household.

Externally, the property boasts a lovely garden to the front, and a space for outdoor enjoyment. The rear garden is paved, offering a low-maintenance area.

This home is available for immediate vacant possession, allowing you to move in without delay. With its family-friendly features, this property is not to be missed.

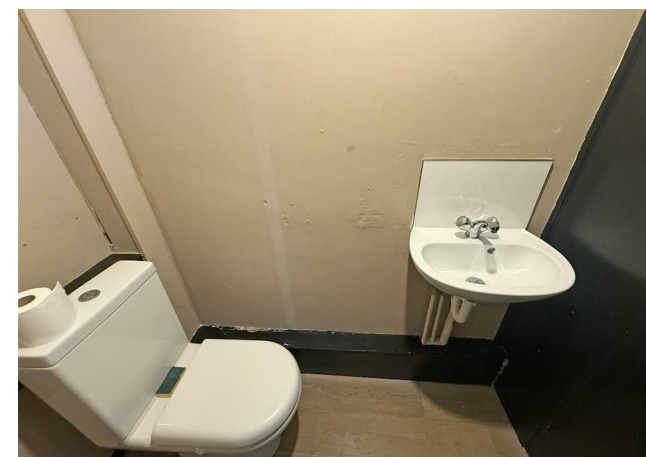
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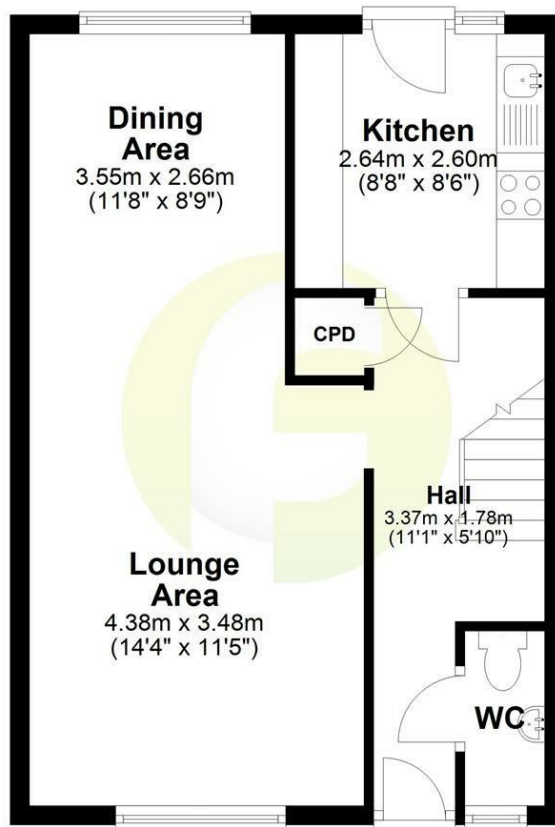
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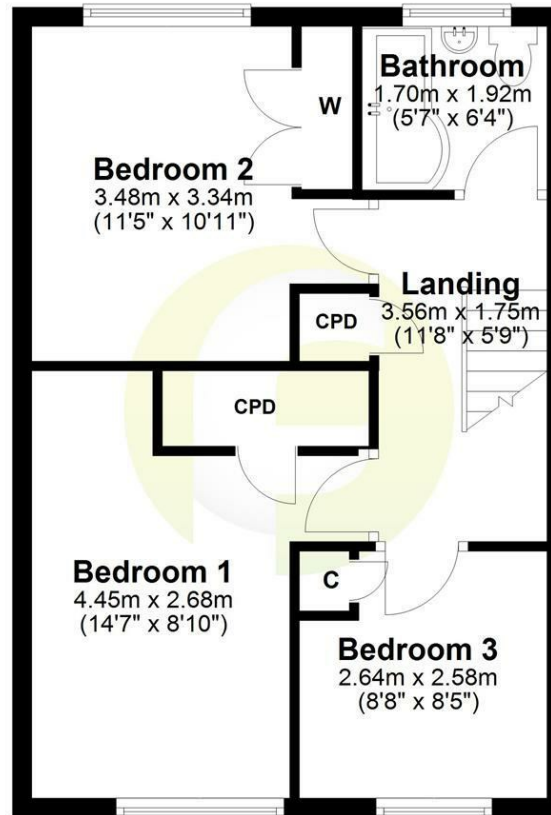
## Ground Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



## First Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



Total area: approx. 92.0 sq. metres (990.6 sq. feet)

## LOCAL AUTHORITY

North tyneside

## TENURE

Freehold

## COUNCIL TAX BAND

A

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>87</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>74</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<br>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