



Kensington Gardens, North Shields, NE30 2AL

Offers Over £240,000

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RICHARDSOS



Kensington Gardens

North Shields, NE30 2AL

- Period Terrace House
- Excellent Location
- Private Courtyard
- EPC Rating D
- Three Bedrooms
- Immaculately Presented
- Gas Central Heating
- Viewing Essential



Offers Over £240,000



** Immaculately Presented ** Excellent Location ** Ideal for a Family **

Richardsons are pleased to present this beautiful 3 bedroom end terraced house located within the popular residential area of Tynemouth Fringe - North Shields. This home is neutrally decorated to a high standard and within walking distance of Tynemouth Village, one of the most prestigious and highly desirable areas in the North East with outstanding schooling and historic charm.



Richardsons are pleased to present this beautiful 3 bedroom end terraced house located within the popular residential area of Tynemouth Fringe - North Shields. This home boasts modern and period features whilst retaining all of the original character and charm. Neutrally decorated to a high standard and within walking distance of Tynemouth Village, one of the most prestigious and highly desirable areas in the North East with outstanding schooling and historic charm.

Briefly comprising: Welcoming hallway with staircase to the first floor. The beautifully presented living room features a gas fire and bay window flooding the room with natural light.

The modern fully fitted kitchen has stone worktops and integral appliances which include a gas hob, electric oven, extractor fan, washer/dryer and microwave.

The open plan kitchen dining room overlooks the private rear courtyard, perfect for entertaining.

To the first floor there is a stunning main bedroom, two further bedrooms, luxurious bathroom with free standing bath, shower and WC.

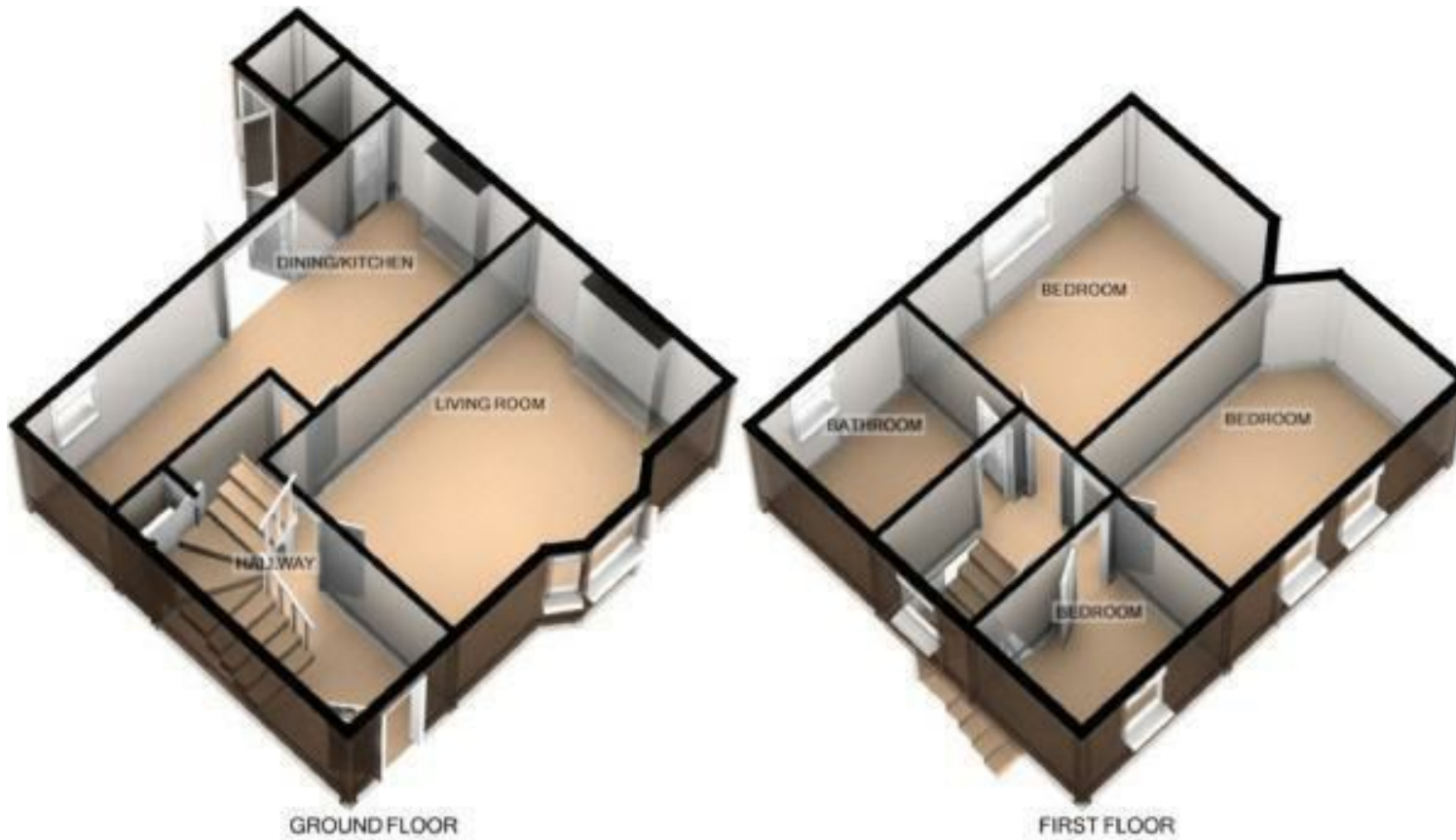
Externally to the rear is a stylishly paved private courtyard with rear access. To the front is a low maintenance town garden as well as on street parking.

Approx Room Sizes:

Living Room (16'6 X 9'10 (5.03m X 3.00m))
 Dining Kitchen (22'1 X 10'5 (6.73m X 3.18m))
 Master Bedroom (13'1 X 10'6 (3.99m X 3.20m))
 Bedroom Two (13'6 X 9'11 (4.11m X 3.02m))
 Bedroom Three (8'11 X 6'10 (2.72m X 2.08m))
 Bathroom (8'5 X 7'1 (2.57m X 2.16m))

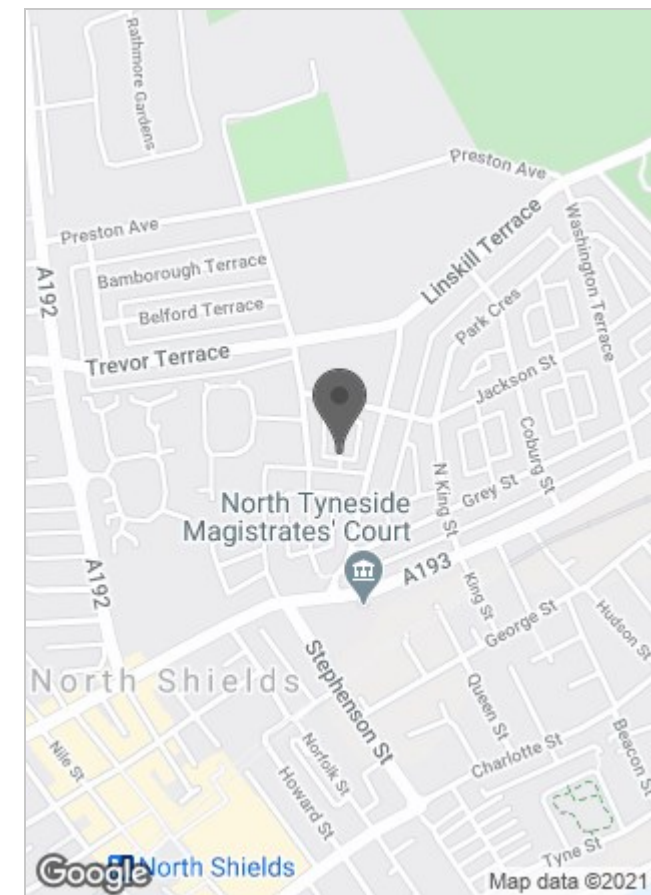






KENSINGTON GARDENS, NORTH SHIELDS

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2017



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(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

Viewing

Please contact our Richardsons Office on 0191 2903 770 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.