



Sheringham Avenue, North Shields

Offers Over £260,000

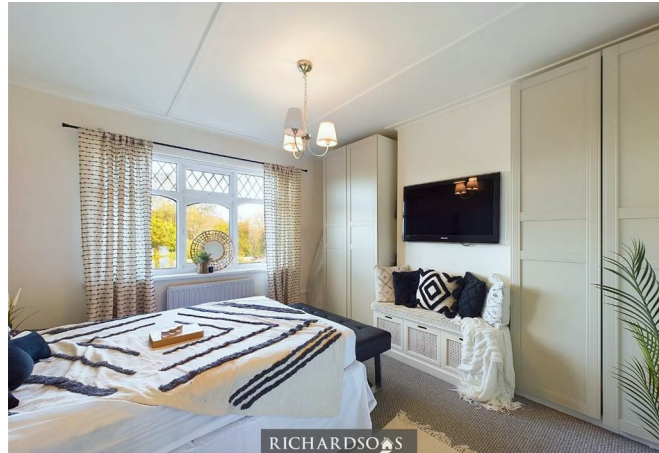
 3  1  2  C

RICHARDSONS 



# Sheringham Avenue North Shields, NE29 8HX

- THREE BEDROOMS
- DRIVEWAY
- OPEN PLACE KITCHEN/DINER
- LOUNGE BAY WINDOW
- SEMI DETACHED
- MODERN SPACIOUS GARDEN
- FRONT GATED GARDEN
- EPC RATING C



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Welcome to this charming semi-detached house located on Sheringham Avenue in the sought-after area of North Shields. This property boasts a formal lounge to the front of the property, open plan kitchen/diner to the rear and three cosy bedrooms, and a beautifully modernised bathroom.

The interior has been tastefully modernised throughout, offering a seamless blend of contemporary design and traditional charm. The open plan kitchen/diner is perfect for entertaining guests or enjoying family meals together.

One of the highlights of this property is the landscaped garden, providing a tranquil outdoor space to relax and unwind, also perfect for entertaining family and friends.

The beautiful bathroom is a true sanctuary, featuring elegant fixtures and a soothing colour palette. It's the perfect place to unwind after a long day.

Tenure - Freehold  
Council Tax - B



### Approximate measurements

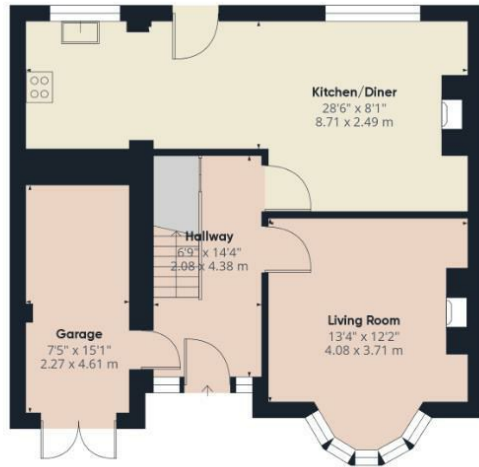
Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

<b>Kitchen</b>	8'3" x 28'7" (2.52 x 8.72)
<b>Lounge</b>	12'2" x 13'4" (3.71 x 4.07)
<b>Bedroom One</b>	12'5" x 11'11" (3.80 x 3.64)
<b>Bedroom Two</b>	8'4" x 8'3" (2.56 x 2.52)
<b>Bedroom Three</b>	12'2" x 13'4" (3.72 x 4.08)
<b>Bathroom</b>	

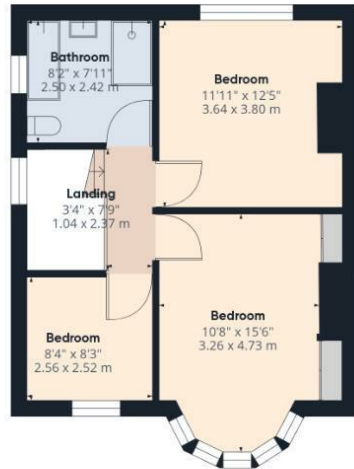




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Ground floor



Floor 1

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Approximate total area<sup>h</sup>

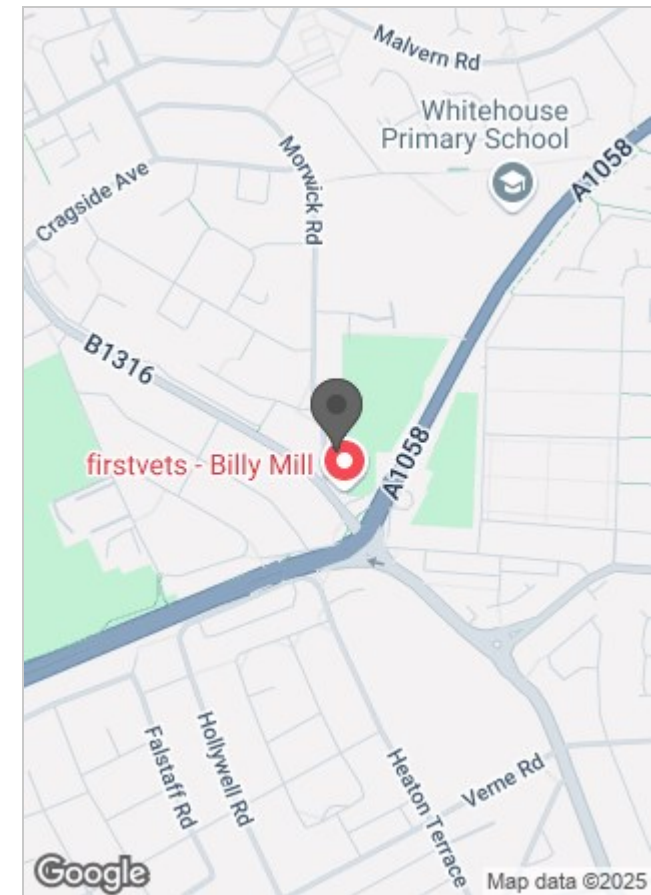
1133.55 ft<sup>2</sup>  
105.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(82 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		
<b>England &amp; Wales</b>	75	82
	EU Directive 2002/91/EC	

Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

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.