



Haswell Gardens, North Shields

Offers Over £235,000

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Haswell Gardens

North Shields, NE30 2DP

- THREE BEDROOMS
- NO UPPER CHAIN
- ALLOCATED PARKING
- CLOSE ACCESS TO LOCAL AMENITIES AND SCHOOLS
- END TERRACE
- LARGE GARDEN
- EXCELLENT LOCATION
- EPC RATING C



Offers Over £235,000



This property is offered with no onward chain and is situated in a highly sought-after area.

The accommodation comprises an entrance hallway leading through to a bright sitting room, featuring a large front-facing window that allows plenty of natural light to flood the space. To the rear of the property is a kitchen/dining room fitted with a range of wall and base units, complementary work surfaces, and an integrated oven, hob, and extractor fan. French doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms, along with a smaller third bedroom, ideal for use as a nursery, home office, or dressing room. The bathroom is fitted with a shower, wash basin and WC, with space available to reinstate a bath if desired.

Externally, the property benefits from an enclosed rear garden. Parking is provided, with additional on-street parking available.

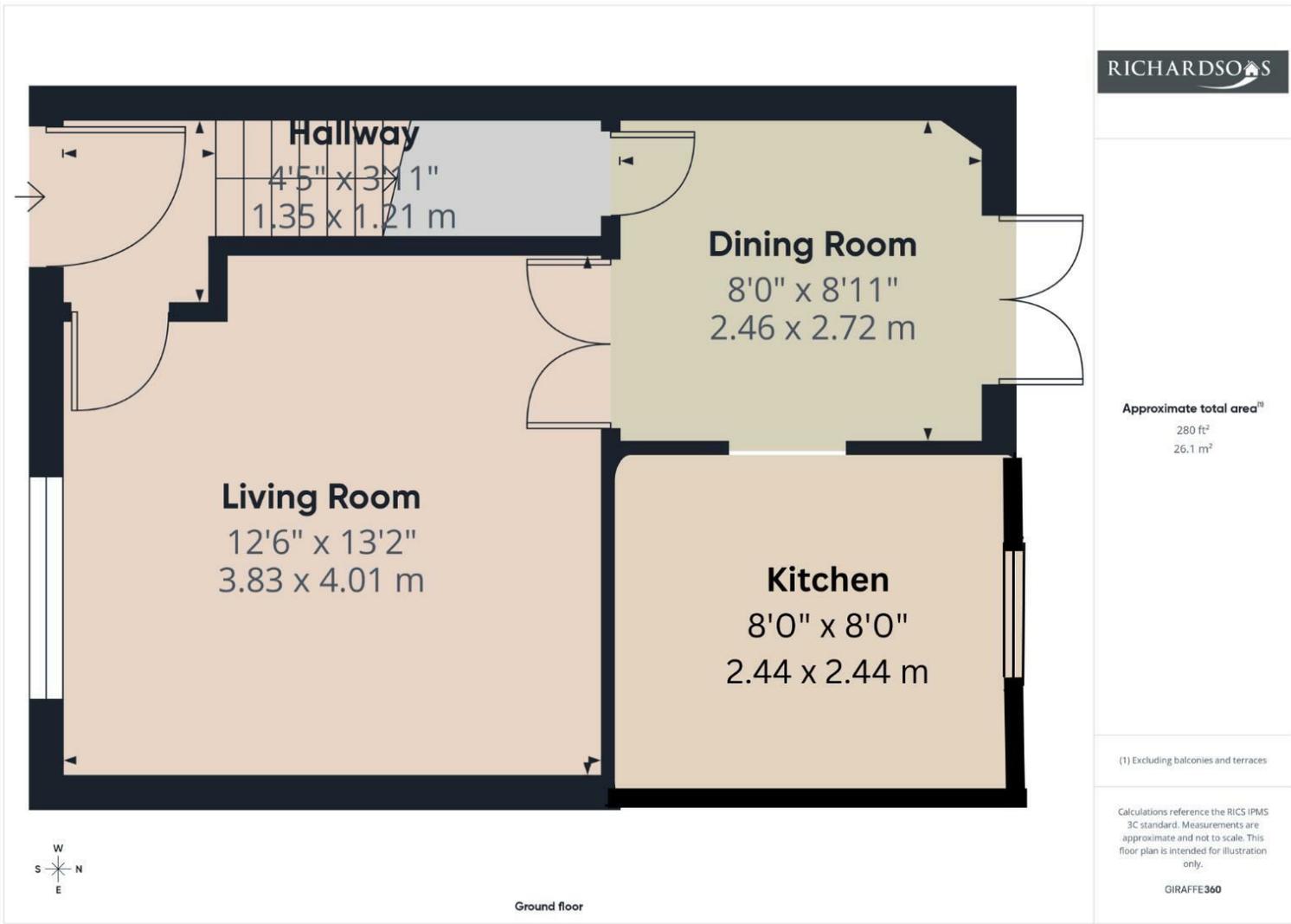
Tenure - Freehold
Council Tax - B



| | |
|----------------------|-----------------------------|
| Living Room | 12'6" x 13'1" (3.83 x 4.01) |
| Kitchen | 8'0" x 8'0" (2.44 x 2.44) |
| Dining Room | 8'0" x 8'11" (2.46 x 2.72) |
| Bedroom One | 9'0" x 10'3" (2.76 x 3.14) |
| Bedroom Two | 6'9" x 9'10" (2.06 x 3.02) |
| Bedroom Three | 8'7" x 6'9" (2.63 x 2.07) |
| Bathroom | 6'3" x 6'5" (1.92 x 1.96) |



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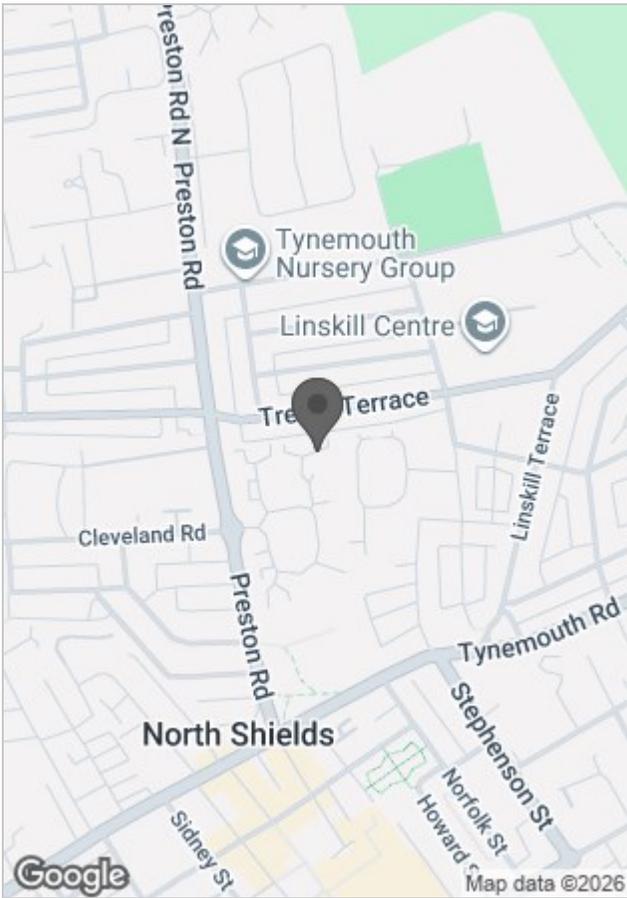
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Approximate total area⁽¹⁾
280 ft²
26.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 77 |
| (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

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.

173 Trevor Terrace, North Shields, Tyne And Wear, NE30 2AX
 T. 01912903770 | E. enquiries@richardsons-estates.co.uk
 www.richardsons-estates.co.uk