



 **Jan Forster**

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Cragside Avenue | North Shields | NE29 8LD
Price £180,000



- Great Location
- Three Bedrooms
- No Upper Chain
- Driveway and Garage
- Amenities Nearby
- Semi Detached Home
- Two Reception Rooms
- Front and Rear Gardens
- Freehold
- Call for More Information





This delightful, semi-detached home is located on the highly sought-after Cragside Avenue in North Shields and offers generous, versatile living space, ideal for the growing family.

The well-established residential location is known for its attractive homes and family-friendly atmosphere. The property is ideally situated close to a range of local amenities, including shops, schools, and leisure facilities, with excellent transport links providing easy access to North Shields town centre, the coast, and surrounding areas. The nearby A19 and public transport routes make commuting straightforward, while parks and green spaces close by add to the appeal of this convenient and desirable location.

The home benefits from a spacious and welcoming layout and the ground floor comprises a welcoming entrance hallway with useful built-in storage, leading through to a bright and comfortable lounge featuring a bay window and double doors opening into the dining room, creating an ideal space for both family living and entertaining. Completing the ground floor is the kitchen, with fitted wall and floor units and also offering access to the rear garden.

To the first floor are three well-proportioned bedrooms, along with a shower room and a separate WC, adding practicality for family life. The property further benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

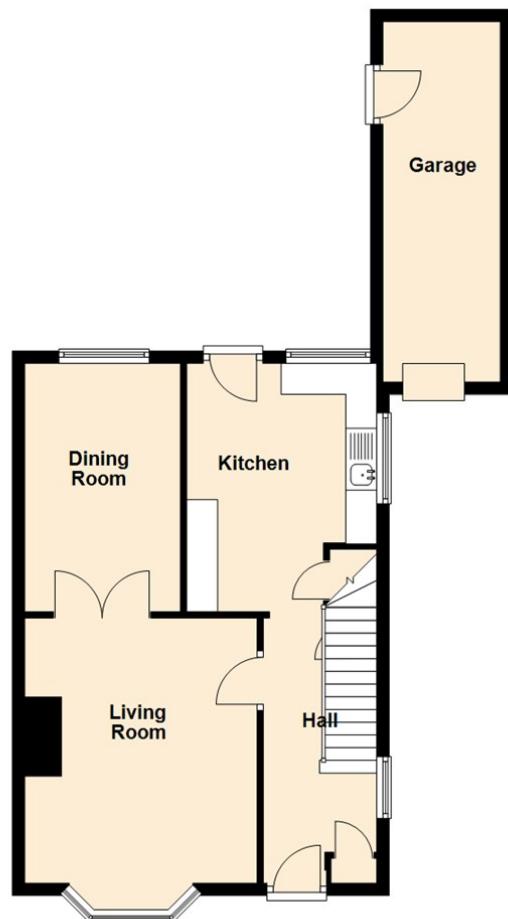
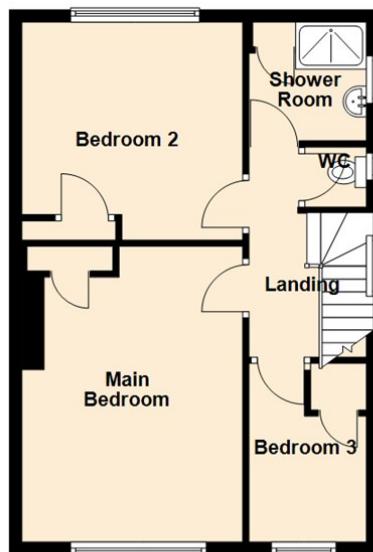
Externally the property is complemented by a garage and driveway offering convenient off-street parking. There are also gardens to both the front and rear, creating pleasant outdoor spaces for relaxation and family use.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: A



Ground Floor**First Floor**

Lounge 11'2" x 14'1" (3.41 x 4.30)

Dining Room 10'1" x 8'3" (3.08 x 2.53)

Kitchen 9'10" x 10'2" (3.00 x 3.10)

Bedroom One 13'6" x 10'11" (4.14 x 3.33)

Bedroom Two 10'11" x 10'7" (3.33 x 3.24)

Bedroom Three 7'8" x 6'9" (2.35 x 2.08)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 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		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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