



 **Jan Forster**

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2005  2025

Malvern Road | North Shields | NE29 9ES
Price £400,000



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- Semi-Detached House
- Fully Refurbished
- Stunning Kitchen-Diner
- Great Location
- Transport Links
- Immaculately Presented
- Four Bedrooms
- Driveway
- Local Facilities
- Council Tax Band: C





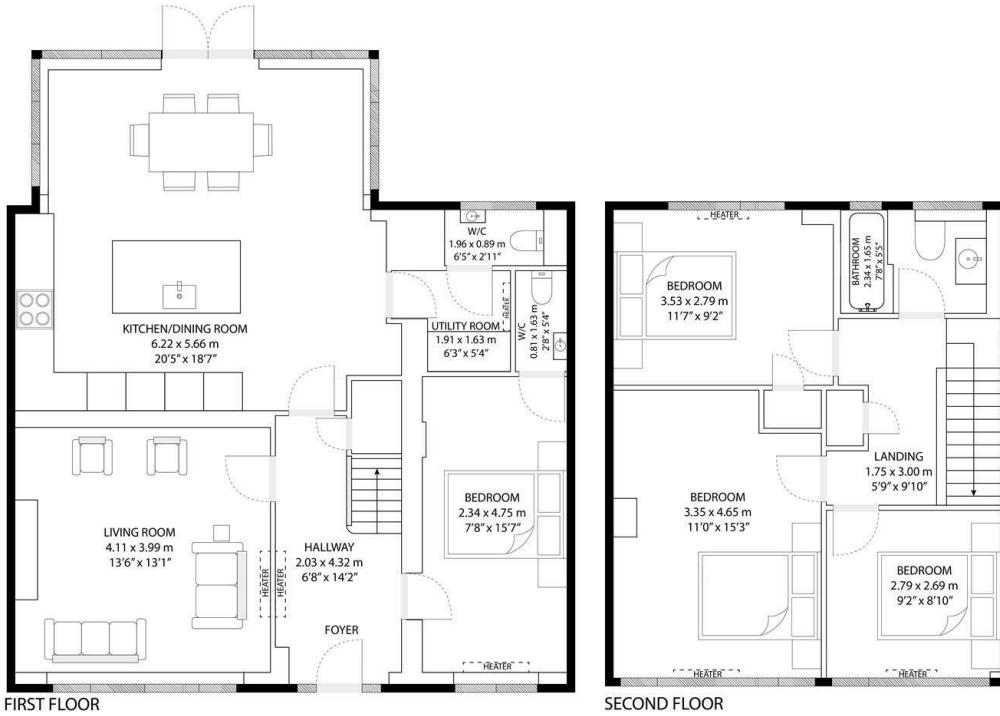
Jan Forster Estates are delighted to welcome to the market this immaculately presented, semi-detached house on Malvern Road in North Shields. The property, which also benefits from no upper chain, has been tastefully extended and offers generous, versatile living space.

The accommodation briefly comprises: welcoming entrance hallway with handy understairs storage, bright and airy lounge, and a magnificent kitchen-diner finished to a very high standard with an extensive range of wall and base units, integrated appliances, quality work surfaces, breakfasting bar and a spacious dining area with floor-to-ceiling windows that flood the room with natural light. A practical utility room provides additional space for laundry and storage, complemented by a convenient ground floor WC, as well as a good-sized bedroom, which benefits from its own modern WC- perfect for guests. Off the landing to the first floor, you are presented with three well-proportioned bedrooms and a stunning family bathroom WC, beautifully finished with modern fixtures and fittings.

Externally, the front of the property features a low-maintenance lawn garden, complemented by a convenient driveway for off-street parking. To the rear, you can find a charming enclosed garden, which features both lawn and patio areas- perfect for alfresco dining, summer barbecues, or relaxed entertaining with family and friends.

Positioned in a peaceful yet central area, the property is just moments away from a wide range of local amenities including shops, supermarkets, and restaurants. It is also within easy reach of North Tyneside General Hospital. The location offers excellent transport links, with the A19, Tyne Tunnel, and A1058 Coast Road all easily accessible, providing direct routes to Newcastle city centre and the beautiful coastline. The area is also well-served by reputable schools, making it an attractive choice for young families.

To book a viewing, please call our sales team on 0191 236 2070.



106 Malvern Road, England, NE29 9ES

TOTAL APPROX. FLOOR AREA 128 SQM - 1,376 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Lounge 13'5" x 13'1" (4.11 x 3.99)

Kitchen Dining Room 20'4" x 18'6" (6.22 x 5.66)

Utility Room 6'3" x 5'4" (1.91 x 1.63)

Ground Floor Bedroom 7'8" x 15'7" (2.34 x 4.75)

Bedroom One 10'11" x 15'3" (3.35 x 4.65)

Bedroom Two 11'6" x 9'1" (3.53 x 2.79)

Bedroom Three 9'1" x 8'9" (2.79 x 2.69)

Tenure: Freehold

Council Tax Band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(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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