



### 3 bed end of terrace house to buy in NE29

Tiverton Avenue, , North Shields, Tyne  
and Wear, NE29 8PU

**£145,000**

🛏 x3 🚿 x1 🚗 x1

Tenure  
**Freehold**

On Street parking

### Property features

- ✓ THREE BEDROOM END OF
- ✓ SPACIOUS LOUNGE / DINING
- ✓ PRIVATE FRONT AND REAR
- ✓ POTENTIAL TO UPSCALE
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents welcome to the market this three-bedroom end of terrace home, conveniently located in North Shields. This property offers an abundance of space and is ideal for a family or first-time buyer.

The ground floor of the house displays an impressively large lounge / dining room, which is perfect for entertaining or cosy family evenings in. The open plan layout fills the room with natural light and offers a spacious yet comfortable living environment.

This home boasts three well-proportioned bedrooms, generously sized rooms ensure that every family member has a space of their own. The first floor also features a convenient family bathroom with separate cloak.

One of the standout features of this property is the private front and rear gardens. These outdoor spaces provide an excellent area for children's play or al fresco dining in the warmer months.

This North Shields property presents a fantastic opportunity. It offers a combination of space, privacy and location that is sure to be highly appealing to a range of buyers. Whether you're a first-time buyer, looking for room to grow your family, or in search of a property with a fabulous location, this could be the ideal home for you.

Please contact Pattinson Estate Agents to arrange an appointment at your earliest convenience.

Council Tax Band: A

Tenure: Freehold

Price: £145,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Large private enclosed lawned garden;



## Entrance/Hallway

2.65m x 1.57m (8'8" x 5'1")

Composite part glazed door leading to entrance, stairs to first floor; doors to;



## Lounge / Dining Room

4.00m x 5.70m (13'1" x 18'8")

Double glazed windows to rear aspect, electric fire with feature surround, gas central heating radiator, laminate flooring;



## Lounge.



## Kitchen

2.18m x 4.07m (7'1" x 13'4")

A range of wall & base units, breakfast bar with contrasting work surfaces, 1.5 stainless steel sink with mixer tap over, free standing electric oven, plumbing for washing machine, space for fridge freezer, combi boiler, double glazed window to front aspect, door to;



## Kitchen.



## Spacious out-house

6.00m x 1.52m (19'8" x 4'11")

Composite part glazed door leading to front garden, Upvc part glazed leading to rear garden, lighting and power source;



## First Floor Landing

Loft access, built in storage, doors to;



## Bedroom One

3.26m x 4.57m (10'8" x 14'11")

Double glazed window to rear aspect, gas central heating radiator, built in storage, free standing wardrobes;



## Bedroom One.



## Bedroom Two

4.23m x 2.68m (13'10" x 8'9")

Double glazed window to rear aspect, gas central heating radiator;



## Bedroom Three

2.13m x 3.60m (6'11" x 11'9")

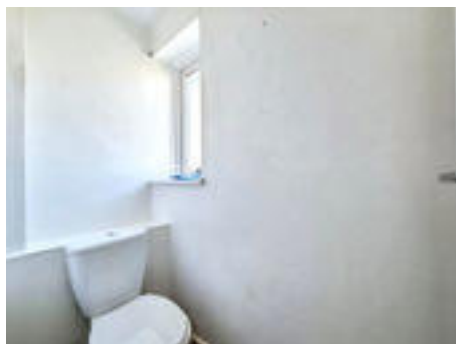
Double glazed window to front aspect, gas central heating radiator;



## Cloak

0.79m x 1.82m (2'7" x 5'11")

W.c, vinyl flooring, double glazed window to front aspect;



## Family Bathroom

1.68m x 2.65m (5'6" x 8'8")

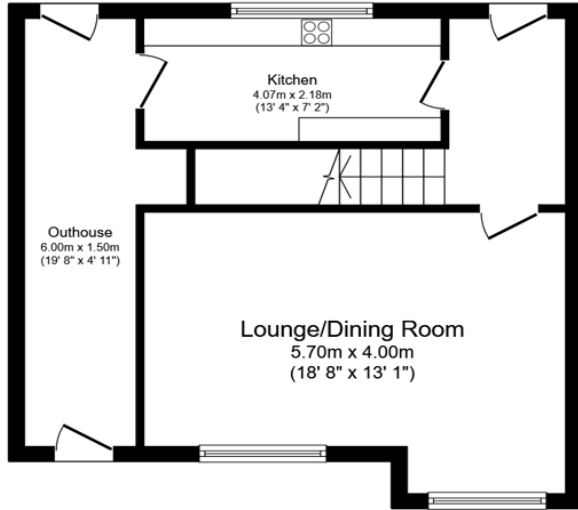
A suite comprising: Bath with mains shower over, pedestal wash hand basin, part tiled walls, extractor, composite vinyl flooring;



## External Rear

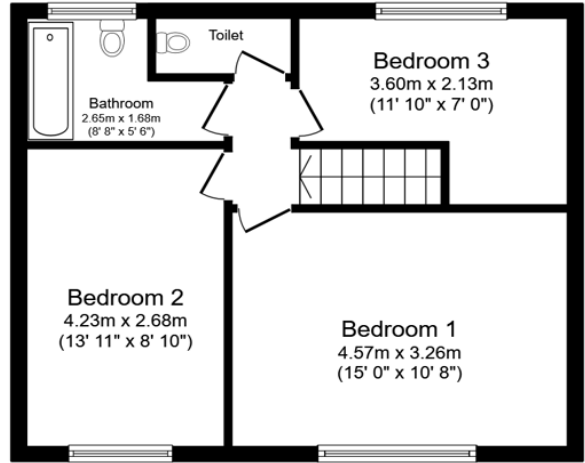
Private enclosed lawn garden;





**Ground Floor**

Floor area 35.9 sq.m. (386 sq.ft.)



**First Floor**

Floor area 44.0 sq.m. (474 sq.ft.)

**Total floor area: 79.9 sq.m. (860 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Tiverton Avenue, ., North Shields, Tyne and Wear, NE29 8PU

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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