

To buy

### 3 bed terraced house to buy in

Kenton Road, North Shields, Tyne and Wear, NE29 8AE

# £170,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedroom Mid Terraced
- ✓ Well Presented Throughout
- ✓ Quiet Cul-De-Sac
- ✓ Popular Location
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Pattinson are delighted to welcome to the sales market this well presented three bedroom mid terraced house situated in this quiet residential area in North Shields benefiting from open green space to the front of the property, and walking distance to local amenities and transport links.

Comprising entrance hallway with downstairs wc and storage cupboard, lounge to the front of the property open to the dining area, kitchen fully fitted with a range of wall and floor units, integrated oven hob, open to the dining area, first floor landing with storage cupboard, bedroom 1 double to the front of the property, bedroom 2 double to the rear of the property, bedroom 3 single to the front of the property, bathroom with white suite, fully tiled walls, shower. Externally there is a front garden and paved rear garden with decking. NOT TO BE MISSED!! Call now to arrange your viewing 0191 2531301 or [whitley.bay@pattinson.co.uk](mailto:whitley.bay@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: £170,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

## Hallway

Bright hallway with storage cupboard, downstairs wc, radiator.



## Lounge

5.30m x 3.50m (17'4" x 11'5")

Spacious lounge to the front of the property with double glazed window, radiator, open plan to the dining area.



## Kitchen

2.60m x 2.50m (8'6" x 8'2")

Fully fitted with a range of white wall and floor units, integrated oven, hob, extractor fan, double glazed window, access to the rear garden, part tiled walls, open to the dining area.



## Dining Area

2.60m x 2.50m (8'6" x 8'2")

Double glazed window, radiator, open plan to the kitchen and lounge.



## Downstairs wc

White suite, wash hand basin, double glazed window.



## Bedroom 1

4.40m x 3.40m (14'5" x 11'1")

Double to the front of the property with double glazed window, radiator.



## Bedroom 2

3.40m x 2.70m (11'1" x 8'10")

Double to the rear of the property with double glazed window, radiator.



## Bedroom 3

2.50m x 2.40m (8'2" x 7'10")

Single to the rear of the property with double glazed window, storage cupboard, radiator.



## Rear



## Rear Garden

Sunny paved rear garden with decked patio area.



## Front

Lawned front garden, lovely open aspect.

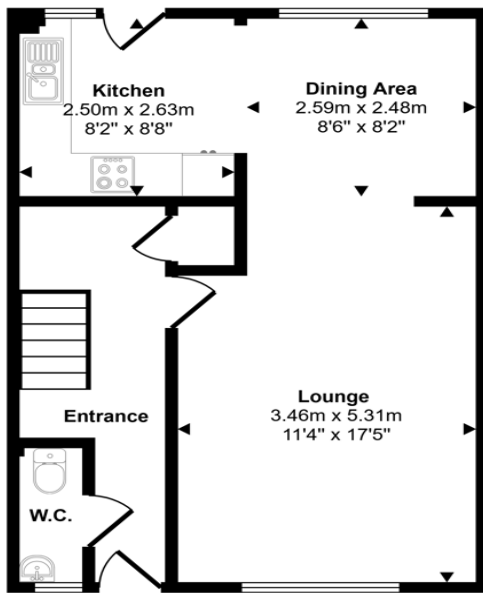


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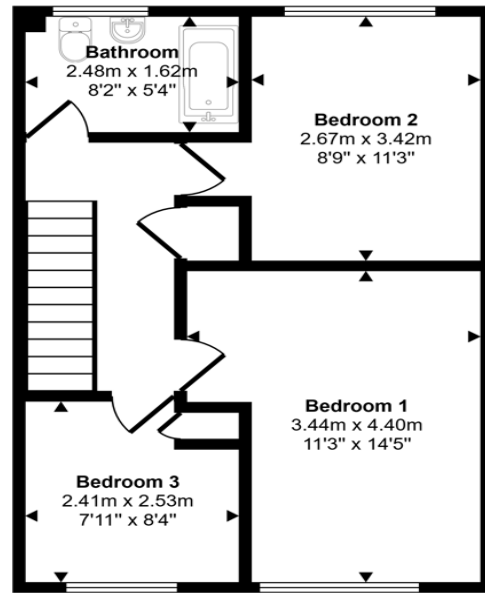
## View From the Front



Approx Gross Internal Area  
84 sq m / 905 sq ft



Ground Floor  
Approx 42 sq m / 453 sq ft



First Floor  
Approx 42 sq m / 452 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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