



Central Avenue | North Shields | NE29 7JD

£130,000

We love the large, enclosed garden with this spacious end-link family home. Close to local schools, shops, bus routes and amenities, Central Avenue enjoys a convenient spot, excellent for getting about! Entrance hall, lounge with feature bay window, fireplace and gas, living flame fire, contemporary, ground floor shower room/w.c., family breakfasting kitchen with integrated appliances and access out to the rear garden. To the first floor is a spacious landing with three double bedrooms, the principle with fitted wardrobes. The garden enjoys a generous lawned area and shed, front garden with block paved standage.

ROOK
MATTHEWS
SAYER



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Excellent Sized End-Link

Large Private Rear Garden

Close to Local Schools

Excellent Bus Routes

Lounge with Bay Window

Feature Fireplace and Living Flame

Ground Floor Wet Room

Three Double Bedrooms

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: staircase up to the first floor, radiator, door to:

LOUNGE: (front): 16'0 x 12'0, (4.88m x 3.66m), into double glazed bay window, radiator, feature fireplace, gas, living flame fire, spotlights to ceiling, laminate flooring

BREAKFASTING KITCHEN: (rear): 11'2 x 8'5, (3.40m x 2.48m), a bright and airy family kitchen incorporating a range of base, wall and drawer units, worktops, integrated electric oven, hob and cooker hood, integrated dishwasher, single drainer sink unit with mixer taps, double glazed window, double glazed door out to the garden

WET ROOM: contemporary ground floor wet room, comprising of, walk in shower, chrome shower with additional forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c., spotlights to ceiling, panelling to walls, chrome radiator, double glazed window

FIRST FLOOR LANDING AREA: double storage cupboard, double glazed window

BEDROOM ONE: (rear): 13'3 x 11'0, (4.04m x 3.35m), including depth of sliding wardrobes, radiator, double glazed window

BEDROOM TWO: (rear): 12'1 x 9'4, (3.68m x 2.84m), maximum measurements, radiator, double glazed window

BEDROOM THREE: (rear): 11'9 x 6'9, (3.58m x 2.06m), radiator, double glazed window

EXTERNALLY: large private rear garden, fenced, with access through to the front, block paved garden area, shed to the rear garden

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: TBC

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AWAITING FLOORPLAN

AWAITING EPC RATING

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

