

MOVING HOMES

SALES & LETTINGS



Offers Over £135,000

Central Avenue, North Shields

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Moving Homes welcomes to the market for sale, this lovely three-bedroom house on Central Avenue in North Shields. With shops, schools and other local amenities within close proximity, whilst the town centre of North Shields and local shopping parks are a short distance away. This is ideally positioned to access major road links to the surrounding towns & villages and the City of Newcastle upon Tyne, accessed via the A1058 Coast Road.

Benefiting from gas central heating, double glazing, this property is being sold with no upper chain. Briefly comprising of: - entrance hallway with access to all principal ground floor rooms and stairs leading to first floor. The living room is to the front of the property with dual aspect and traditional fireplace with inset gas fire. The kitchen is to the rear, with a range of light oak effect wall and base units, complementing work tops, tiled splash back, ceramic hob with under bench oven and plumbed for washing machine. The family bathroom is also on the ground floor and comprises of bath with shower over, hand wash basin and wc. To the first floor there are three spacious bedrooms, ideal for a growing family. Externally there is on street parking and to the rear a lawned garden with patio area and rights of access for bins.

Council Tax Band – A Tenure - The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

EPC Rating E <https://find-energy-certificate.service.gov.uk/energy-certificate/0641-2822-7172-9906-1785>

To secure a viewing please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





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