

# MOVING HOMES

SALES & LETTINGS



Offers Over £140,000

# Aldwych Drive, North Shields

## Offers Over £140,000

Moving Homes are delighted to offer to the market for sale, this well presented property situated on a pedestrianised street on Aldwych Drive within a sought-after housing estate in North Shields. Ideally located for access to major transport links to both North & South of the region, A1058, A19 and the City of Newcastle upon Tyne as well as the nearby coastal towns & villages, Silverlink Retail Park, North Tyneside General Hospital and local schools. Tastefully decorated throughout, this would make a lovely family home,

Briefly comprising of: - entrance hallway with understairs storage, additional cloaks cupboard and stairs leading to first floor. The lounge is to the front of the property, with views overlooking the garden. To the rear a spacious kitchen diner fitted with white units, complementing black work tops, dining area and door leading to rear garden. To the first floor there are three well-proportioned bedrooms and a family bathroom, complete with bath with shower over hand wash basin and wc. Externally to the front a lawned garden and to the rear, a further lawned garden with detached converted garage to a now "snug/bar" room with log burner for the family to enjoy all the year round.

EPC Rating C <https://find-energy-certificate.service.gov.uk/energy-certificate/9888-2005-6226-6985-3920>

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

Council Tax Band – A

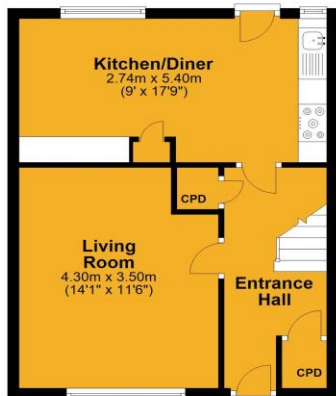
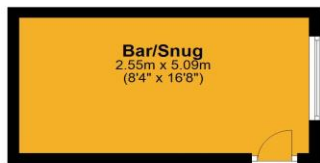
To secure a viewing please contact Moving Homes on 0191-2964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com)





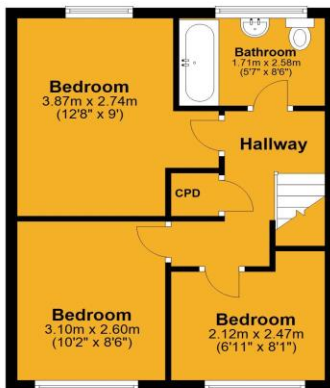
**Ground Floor**

Approx. 51.7 sq. metres (556.5 sq. feet)



**First Floor**

Approx. 37.7 sq. metres (405.6 sq. feet)



Total area: approx. 89.4 sq. metres (962.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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