

MOVING HOMES

SALES & LETTINGS



£280,000

Ayres Terrace, North Shields

£280,000

Moving Homes are delighted to welcome to the market for sale this, stylish and very well-presented three bedroom end of terrace family home within a sought after area in North Shields. With its central location and close proximity to the Town Centre, offering local shops, amenities including Spring Gardens Primary School and St Cuthbert's Catholic Primary School as well as access to the ever-increasing regenerated North Shields Fish Quay. Also, only a short drive away is Tynemouth Village and the North East Coastline. This property has been well maintained and updated over the years by the current owner. Viewing is essential to see what this lovely family home has to offer.

Briefly comprising of:- entrance lobby leading to inner hallway with access to all ground principle rooms and stairs leading to first floor. The living room is to the front of the property with large bay window allowing the light to flood in, traditional fireplace to main wall with alcoves to sides, picture rail and coving completes this traditional look with a modern vibe. The well-equipped kitchen diner with central island, has a wide range of shaker style cabinets, contrasting work tops, "Belfast" sink, tiled splash back, gas hob, under bench oven and dining area for inclusive living. To the first floor there are three well proportioned bedroom, two of which have fitted storage. The family bathroom boasts a walk in shower, freestanding roll top bath, hand wash basin with vanity unit and wc. Externally there is a small town garden to the front with on street permit parking and to the rear a private rear yard with access to the lane.

EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/2685-3035-9202-7624-4200>

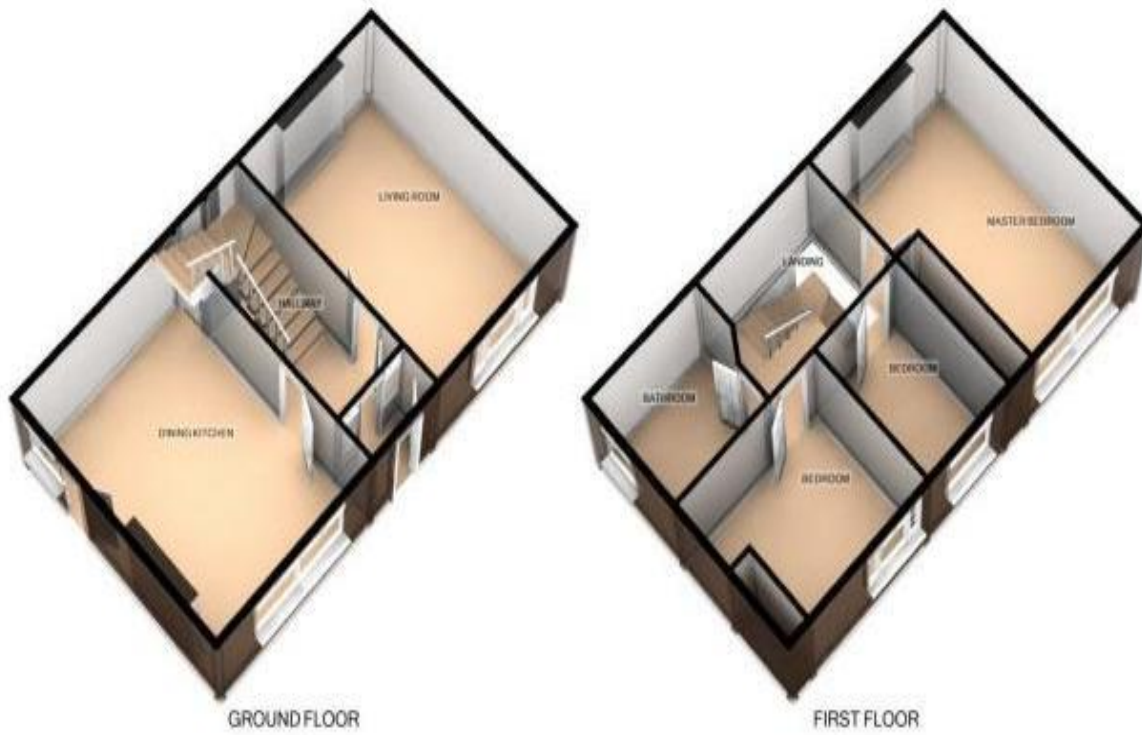
Council Tax Band A £1,408.23 pa

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

This property commands an internal inspection to appreciate what it has to offer. To secure a viewing in the first instance 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.





GROUND FLOOR

FIRST FLOOR

AYRES TERRACE, NORTH SHIELDS

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2016



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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