



## Greenlea, North Shields, North Tyneside

Spacious Living Area | Pedestrianised Area | Two Double Bedrooms | Gardens to Front and Rear

Asking Price: £125,000 (Offers In Excess Of)



# Greenlea, North Shields, North Tyneside

## DESCRIPTION

Fresh Property Centre is pleased to offer for sale this well presented, two bedroom end link house situated within this pedestrianised area of Greenlea in North Shields.

The accommodation, which has been lovingly updated by the current owner, comprises; entrance hall with two storage cupboards and a cloaks area, lounge open to dining area and a fitted kitchen with access to the rear garden.

To the first floor there are two double bedrooms and a bathroom with separate WC.

Externally there is a lawned garden to the front and a paved garden to the rear.

The property benefits from gas central heating and double glazing. This house would make an ideal starter home.





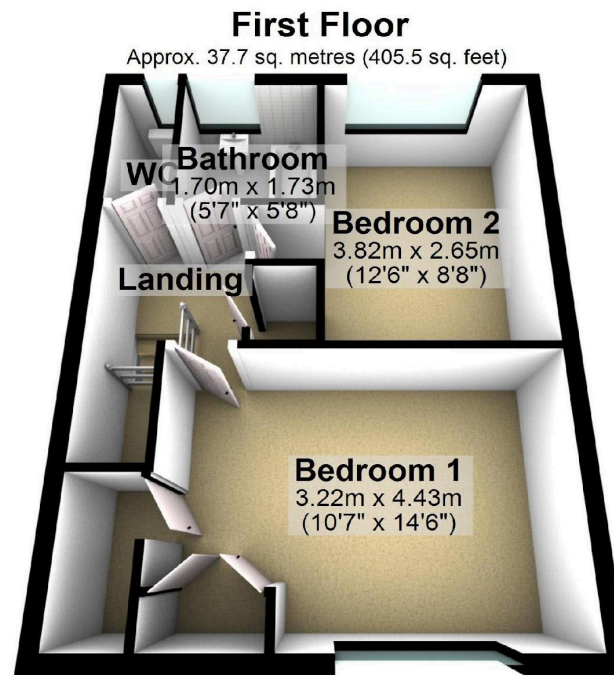
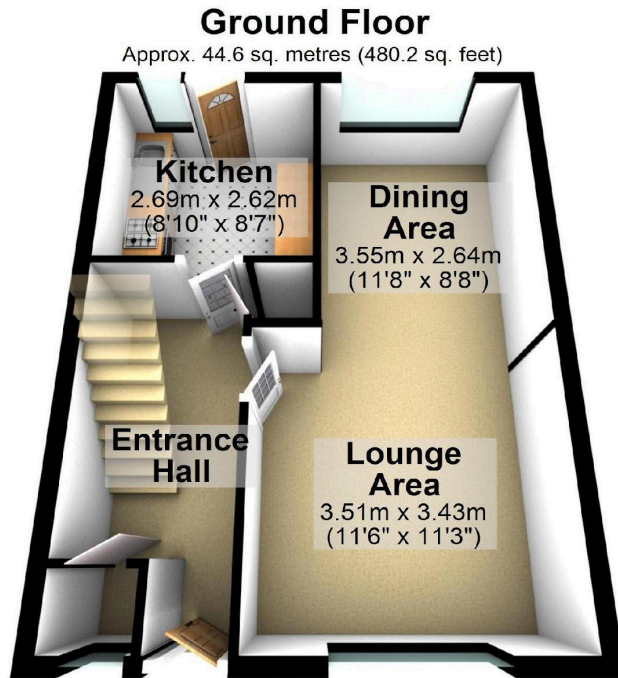
# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Total area: approx. 82.3 sq. metres (885.8 sq. feet)

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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**OPENING HOURS**

Mon-Fri 9:00-17:30/Sat 10:00-15:00