



## Willoughby Road, North Shields, Tyne and Wear

Converted Loft with Dorma | Two Reception Rooms | Double Drive | Downstairs WC | Bathroom and Shower Room

Asking Price: £259,950



# Willoughby Road, North Shields, Tyne and Wear

## DESCRIPTION

We are delighted to offer for sale this extended semi detached home situated on Willoughby Road, North Shields.

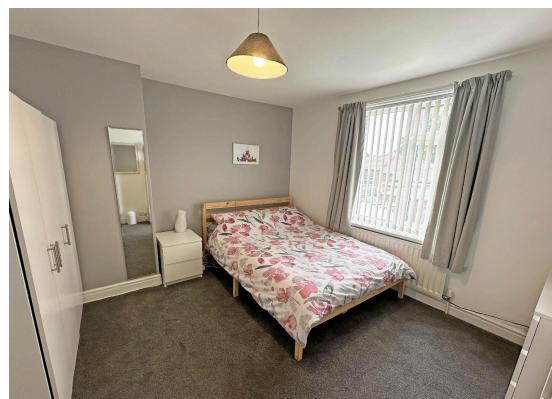
The accommodation which has been lovingly updated by the current owners comprises; entrance hall with under stairs storage, lounge with bay window and feature fireplace, dining room with fireplace and double doors to the garden. The kitchen is extended and has modern fittings, a utility area has doors to front and rear and a downstairs WC.

To the first floor there is a spacious landing, two double bedrooms and a family four piece bathroom. To the second floor is the master bedroom along with a shower room/WC.

Externally there is block paving to the front providing off street parking and a pleasant rear garden with a summerhouse and shed.

The property benefits from modern décor along with double glazing and gas central heating.

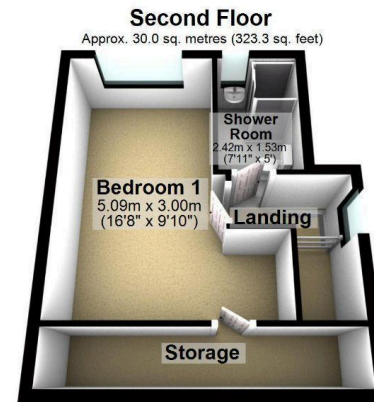
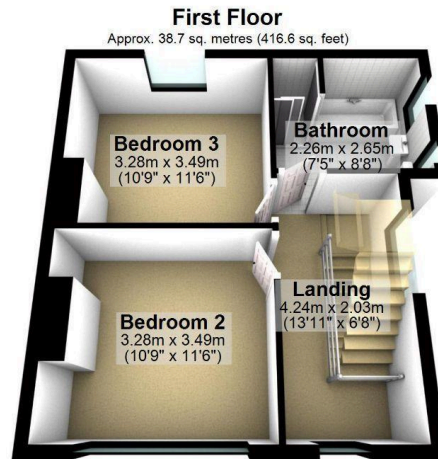
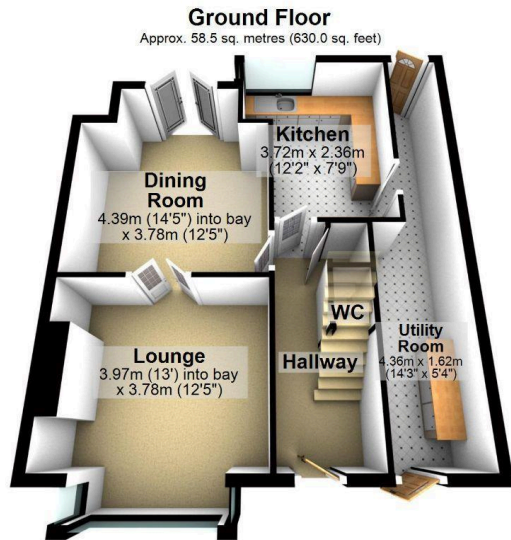
Viewing is essential to appreciate the standard of accommodation on offer.





# 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.



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

## 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.

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.



01912576823



Fresh Property Centre, 63 Church Way, North Shields,  
Tyne and Wear, NE29 0AE



sales@fresh.property



## OPENING HOURS

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