



## Dereham Way, North Shields, Tyne and Wear

Three Bedroom Family Home | Garage At Rear | Open Plan Living Area

**Asking Price: £150,000**





# Dereham Way, North Shields, Tyne and Wear

## DESCRIPTION

Fresh Property Centre is delighted to offer for sale this well presented, three bedroom family home situated on Dereham Way, North Shields.

The accommodation comprises; entrance hall, cloakroom/WC and lounge through to a dining kitchen providing open plan living. To the first floor there are three bedrooms and a bathroom/WC.

Externally there is a garden to the front and to the rear a hard standing with double gates providing access for off street parking and a single garage.

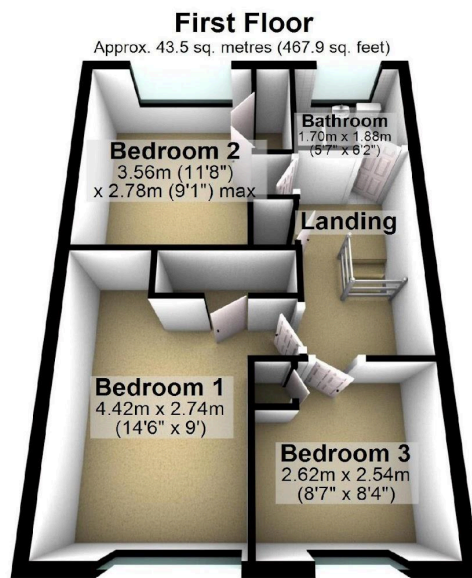
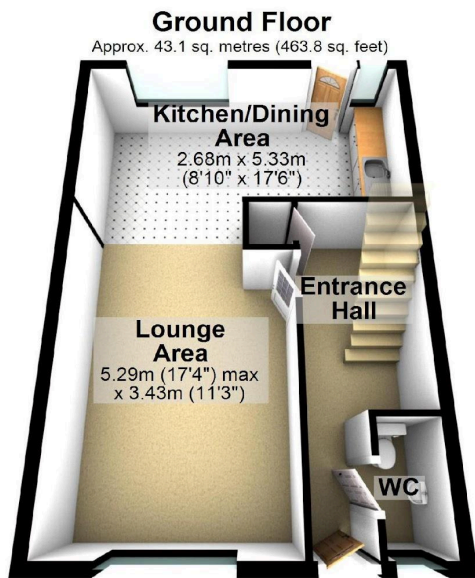
The property which benefits from gas central heating and double glazing is offered with immediate vacant possession. Viewing comes highly recommended.











Total area: approx. 102.2 sq. metres (1099.8 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.

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



# 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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
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.