



Cragside Avenue, North Shields
£121,000



LENNON
PROPERTIES
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Cragside Avenue, North Shields

A wonderful two bedroom family home located on Cragside Avenue in North shields. The property boasts off-street parking, gas central heating and double glazing throughout.

The property is located only a short walk from St Thomas More RC Academy, great amenities and fantastic transport links. Internally comprising of; an entrance hallway, large, open plan kitchen and dining room. Then upstairs there are two double bedrooms and a family bathroom with a large corner bath. Externally; a large garden with fitted outdoor plug, outhouse building with electric and ample parking.

We highly recommend viewings to appreciate the size of the property on offer.



ENTRANCE HALL

Storage cupboard, access to all downstairs accommodation and stairs to the first floor.

LOUNGE

12' 10" x 11' 10" (3.926m x 3.626m)

Large window, radiator and french doors to the dining area.

KITCHEN/DINING ROOM

18' 4" x 8' 6" (5.595m x 2.598m)

Large family room with fitted kitchen. Tile effect vinyl flooring and french doors that open onto the garden.

STAIRS TO THE FIRST FLOOR/LANDING

BEDROOM ONE

15' 0" x 11' 0" (4.573m x 3.354m)

Large double bedroom with storage cupboard.

BEDROOM TWO

10' 4" x 10' 3" (3.163m x 3.132m)

Another double bedroom with a storage cupboard

BATHROOM

7' 9" x 7' 8" (2.369m x 2.337m)

Modern bathroom with four piece suite, including a corner bath and shower cubicle.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		



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. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.