



## **35 Addington Crescent, North Shields, NE29 7PZ**

### **Asking Price £180,000**

We are pleased to offer this well updated two bedroom semi detached bungalow set within a good sized plot on the corner of Addington Crescent and Billy Mill Avenue, North Shields Tyne and Wear. The location is ideal for access to North Shields town centre and Coast Road for journeys out of the area. The property has a lounge, kitchen, two bedrooms and bathroom with WC. Externally there are low maintenance gardens to the front side and rear. Council tax band B, Energy Rating D.

For viewings please contact RA Jackson and Son on 0191 2571253.



The Property Comprises -

### Entrance

UPVc door into Entrance Hallway - very spacious and with radiator and decorative picture rail. All rooms radiate from this.



### Bathroom

5'1" x 6'0" (1.54 x 1.84)

UPVc double glazed window, radiator, part tiled walls, storage cupboard, and fitted with a two piece suite.



### Living Room

12'0" x 11'10" (3.67 x 3.61)

UPVc double glazed bay window, radiator, decorative picture rail, Adams style fire surround with a gas fire.



### Bedroom One

15'5" x 8'3" (4.69 x 2.51)

UPVc double glazed window and door to the rear, and radiator.



### Kitchen

7'9" x 8'4" (2.35 x 2.53)

UPVc double glazed window, part tiled walls and newly fitted floor and wall units, counters, sink unit and an integral oven hob and extractor.

### Bedroom Two

9'10" x 10'4" (3.00 x 3.16)

UPVc double glazed window and door to the rear courtyard, and radiator.



### **Toilet**

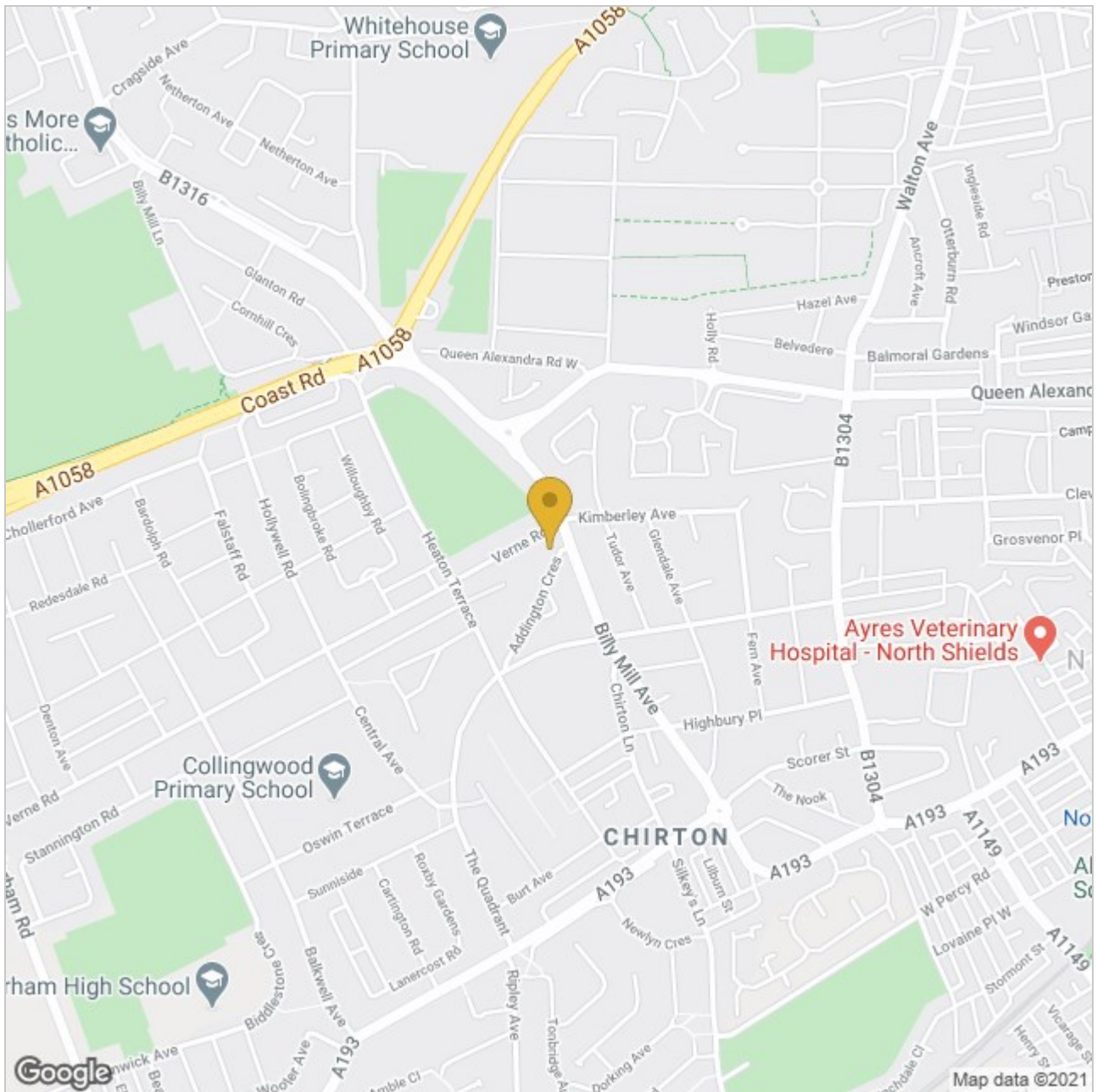
2'5" x 5'1" (0.74 x 1.55)

UPVc double glazed window, part tiled walls and a toilet.

### **Gardens**

The Bungalow sits on a large corner plot with walled gardens to the front and side. There is an enclosed courtyard to the rear, paved and with two timber sheds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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