FOR SALE

3 WEST DENE DRIVE, NORTH SHIELDS NE30 2TA
£435,000

3 BEDROOM HOUSE - SEMI-DETACHED

- LOVELY THREE BEDROOM SEMI DETACHED HOUSE
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN DINER
- UTILTIY SPACE & DOWNSTAIRS WC
- FAMILY BATHROOM
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH WEST FACING REAR GARDEN
- EPC RATING D

VIEW PROPERTY

HALLWAY

RECEPTION ROOM
16'6 x 14'3

RECEPTION ROOM
16'00 13'11

KITCHEN DINER
13'3 x 9'2

UTILITY SPACE
13'4 x 12'10

DOWNSTAIRS WC

LANDING

BEDROOM
13'4 x 12'8

BEDROOM
13'2 x 2'3

BEDROOM
8'8 x 8'3

BATHROOM WC
9'5 x 8'3

GARAGE
13'6 x 11'0

FRONT GARDEN

REAR GARDEN

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ESTATE
AGENTS

3 WEST DENE DRIVE, NORTH SHIELDS NE30 2TA

Situated on the ever-popular West Dene Drive in North Shields, this attractive three-bedroom semi-detached home on a substantial corner plot offers generous living space, excellent outdoor areas, and a fantastic location close to the coast.

The property boasts two well-proportioned reception rooms, perfect for both relaxing and entertaining, alongside a spacious kitchen diner that forms the heart of the home. A separate utility area and convenient downstairs WC add practicality for modern family living. Upstairs, there are three comfortable bedrooms and a modern, spacious family bathroom.

Externally, the home benefits from an attached garage, a front garden with driveway providing off-street parking, and a substantial south west-facing rear garden, ideal for enjoying afternoon and evening sun.

North Shields is a vibrant and highly desirable coastal town, known for its strong sense of community and excellent local amenities. Residents can enjoy a wide range of shops, cafés, restaurants, and well-regarded schools, as well as convenient transport links into Newcastle and beyond. The nearby coastline, including the beautiful beaches of Tynemouth and Cullercoats, is just a short distance away, with Tynemouth itself within easy walking distance, offering stunning scenery, coastal walks, and a relaxed seaside lifestyle.

This is a wonderful opportunity to acquire a spacious family home in a sought-after location with so much to offer.

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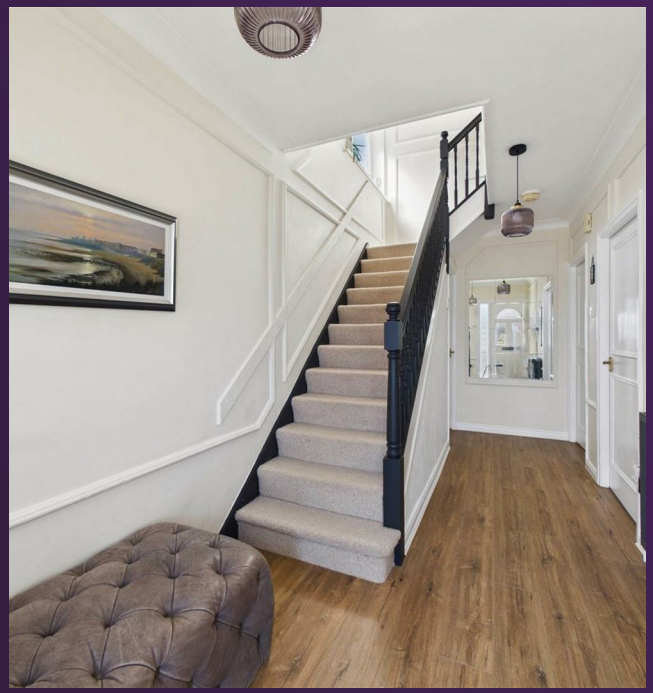

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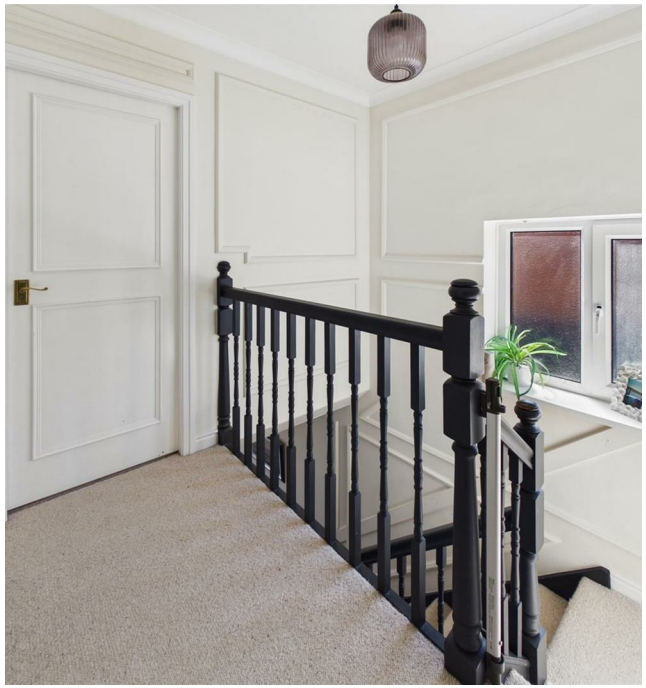

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FLOORPLAN

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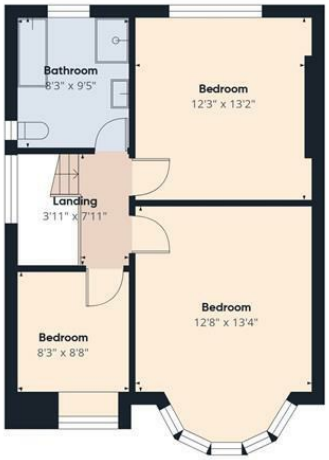
Floor 0



Floor 1

Approximate total area[1]

1483 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

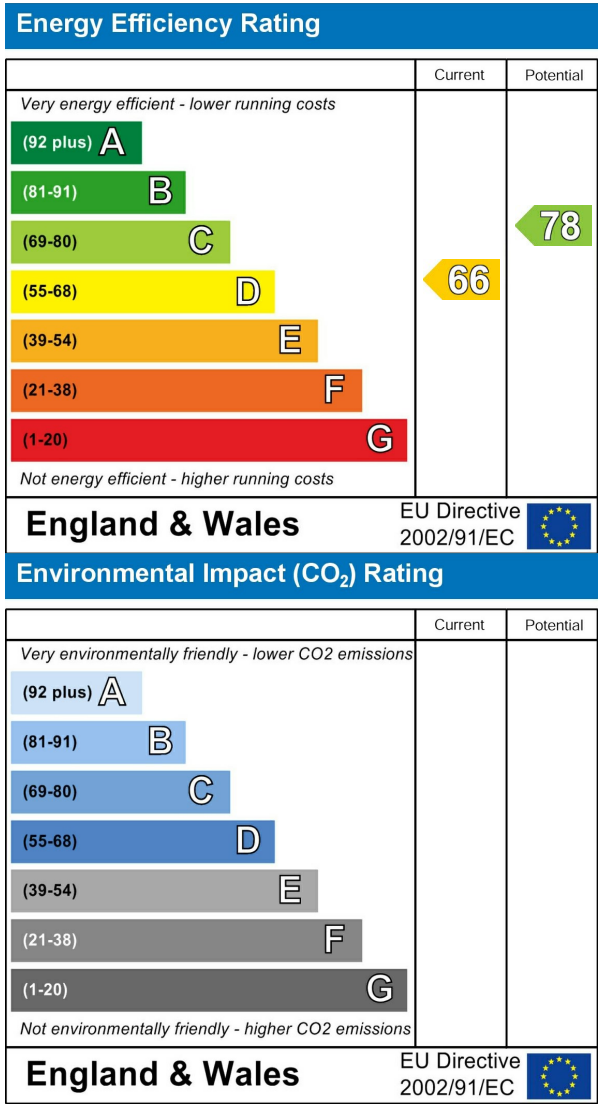
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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