

FOR
SALE

15 BARRINGTON AVENUE, NORTH SHIELDS NE30 3HG
£295,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL AREA
- TWO RECEPTION ROOMS
- CLASSIC KITCHEN
- BATHROOM & SEPARATE WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOM
13'10 x 12'8

RECEPTION ROOM
11'5 x 10'9

KITCHEN
10'7 x 8'6

LANDING

BEDROOM ONE
12'11 x 11'6

BEDROOM TWO
11'4 x 11'1

BEDROOM THREE
9'8 x 6'8

BATHROOM
8'5 x 5'5

SEPARATE WC

GARAGE

FRONT GARDEN

REAR GARDEN

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Situated on Barrington Avenue within the popular Marden Estate area of North Shields, this three-bedroom semi-detached home offers over 1,100 sq ft of accommodation and presents an excellent opportunity for a range of buyers. This charming property boasts huge potential and is ideally positioned in a well-regarded residential location close to local amenities, schools, and transport links.

The property offers well-proportioned accommodation throughout, briefly comprising an entrance hallway leading to two reception rooms, providing flexible living and dining spaces. The kitchen is fitted with a range of classic units, contrasting worktops, and includes an oven, with space for additional appliances.

To the first floor, there are three bedrooms, two of which benefit from fitted wardrobes. The bathroom has been adapted and features a walk-in shower and wash basin, with the added convenience of a separate WC.

Externally, the property benefits from an attached garage, a front garden with driveway parking and lawn, and a generous rear garden. The rear garden is south-facing, secluded, and mainly laid to lawn with planted beds and a patio area, making it ideal for outdoor enjoyment.

Offering spacious accommodation in a sought-after area, this property is perfect for those looking to create a fantastic family home.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and the diverse scenery makes it attractive to retired couples, young couples and families.

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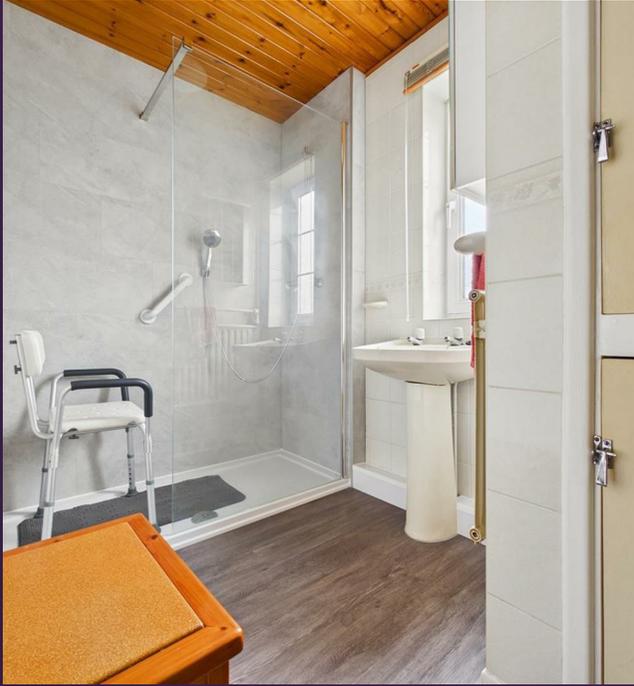
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Floor 0



Floor 1



Approximate total area⁽¹⁾
1116 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.

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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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Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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