



### 3 bed terraced house to buy in

Grey Street, North Shields, Tyne and Wear, NE30 2EH

# £275,000

 x 3  x 1  x 1

Tenure

**Freehold**

### Property features

- ✓ Three-bedroom terraced house
- ✓ Vacant Possession & No Upper
- ✓ Front & Rear Gardens.
- ✓ Off Street Parking.
- ✓ EPC Rating C

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to offer for sale on the open market this three-bedroom terraced house in North Shields, offered with vacant possession and no upper chain.

The accommodation comprises a reception room, a kitchen/dining room providing space for everyday living and dining, a downstairs WC, three bedrooms and a family bathroom. The property benefits from gas central heating throughout, along with loft and underfloor insulation to help improve energy efficiency. White goods are also included in the sale, offering added convenience for the incoming purchaser.

Externally, the property enjoys both front and rear gardens, providing useful outdoor space. Off-street parking to the rear is an additional benefit.

Ideally suited to first-time buyers, families and investors, the property offers practical accommodation in a convenient North Shields location, within reach of local amenities, shops and transport links.

With vacant possession and no upper chain, this property is well worth an early viewing.

Council Tax Band: B

Tenure: Freehold

Price: Offers in Excess of £275,000

Property Type: Terraced House

USPs: Garden, Chain free

Parking: Off Street

Risk of floods and or erosion: No

Listed property: No

Conservation area: No

Public rights of way: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Living Room

3.90m x 4.30m (12'9" x 14'1")



## Kitchen / Dining Room

5.80m x 4.50m (19'0" x 14'9")



## Kitchen / Dining Room 2.



## Bedroom 1

3.80m x 4.50m (12'5" x 14'9")



## Bedroom 2

3.80m x 2.90m (12'5" x 9'6")



## Bedroom 3

2.10m x 2.60m (6'10" x 8'6")



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## Bathroom

2.10m x 4.00m (6'10" x 13'1")



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## Rear Garden

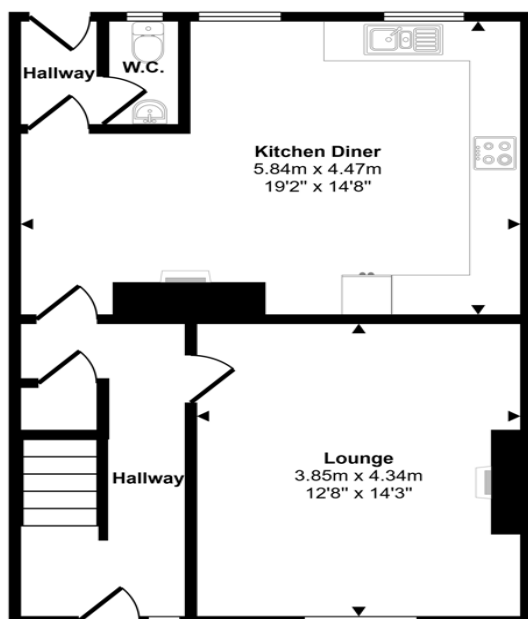


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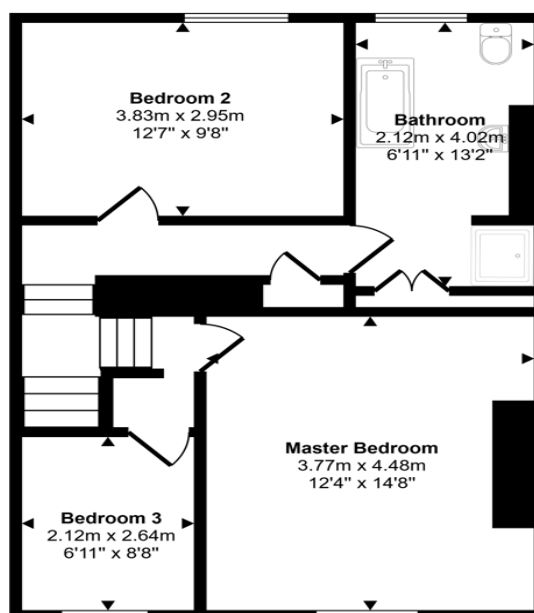
## Rear Garden 2



Approx Gross Internal Area  
109 sq m / 1169 sq ft



Ground Floor  
Approx 54 sq m / 578 sq ft



First Floor  
Approx 55 sq m / 592 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| 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>                            |         | 80                      |
| (55-68) <b>D</b>                            | 69      |                         |
| (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 |

Grey Street, North Shields, Tyne and Wear, NE30 2EH

Contact your local branch today for more information on this property:

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