



### 3 bed terraced house to buy in

Penrith Avenue, North Shields, Tyne and Wear, NE30 3UH

# £275,000

🛏 x3 🚿 x1 🚻 x1

Tenure

**Freehold**

### Property features

✓ EPC Rating D

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

For sale is this well-presented three-bedroom terraced house in North Shields, offering practical living space suited to a range of buyers.

The property comprises three good-sized bedrooms, all benefiting from natural light, along with a comfortable reception room ideal for everyday living and entertaining.

There is a family bathroom fitted with standard fixtures and fittings, with scope for buyers to update to their own taste if desired.

Externally, the property is positioned within a popular residential area, with easy access to local shops, schools and transport links.

An ideal purchase for first-time buyers, families or investors, the property is competitively priced and available for viewing immediately.

Please contact Pattinson Estate Agents to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: £275,000

Property Type: Terraced House

USPs: Garden, Chain free

Parking: On Street

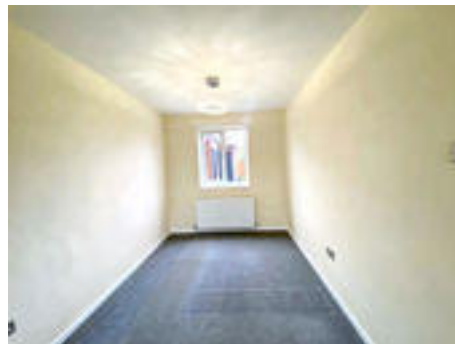
Heating: Gas

## Lounge / Dining Room

3.70m x 7.40m (12'1" x 24'3")



## Dining / Lounge.



## Kitchen

3.20m x 3.10m (10'5" x 10'2")



## Bedroom 1

4.70m x 3.20m (15'5" x 10'5")



## Bedroom 2

3.30m x 3.60m (10'9" x 11'9")



## Bedroom 3

2.30m x 2.60m (7'6" x 8'6")



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## Bathroom

2.50m x 1.60m (8'2" x 5'2")

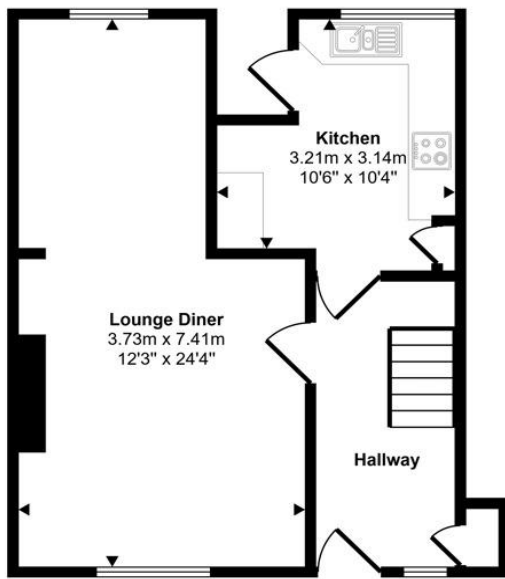


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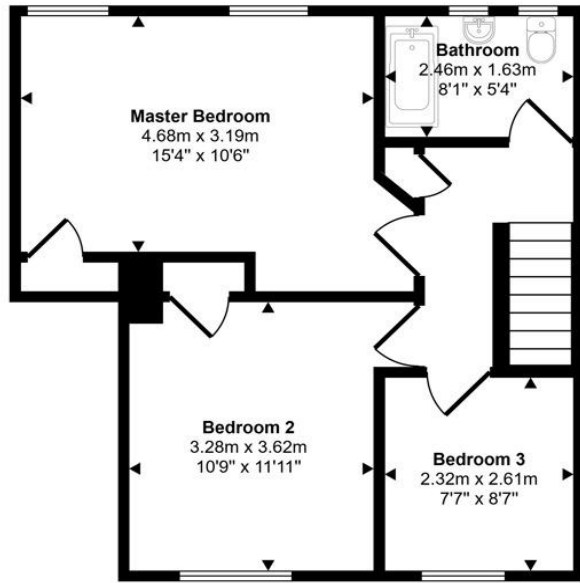
## External Rear.



Approx Gross Internal Area  
90 sq m / 971 sq ft



Ground Floor  
Approx 41 sq m / 445 sq ft



First Floor  
Approx 49 sq m / 526 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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