



### 3 bed semi-detached house to buy in NE29

Alwinton Avenue, Lynn Estate, North Shields, Tyne and Wear, NE29 8LB

# £180,000

🏠 x3 🚗 x1 🏡 x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedroom Family Home.
- ✓ Corner Plot.
- ✓ Gardens to Front & Rear.
- ✓ Popular Location.
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Ideally situated within the ever-popular Lynn Estate in North Shields, this well-presented home on Alwinton Avenue offers spacious and practical accommodation, perfectly suited to first-time buyers, families or investors alike.

The property briefly comprises an inviting entrance hallway leading to a bright and generously sized lounge, together with a fitted kitchen providing access to the rear garden ideal for everyday living and entertaining. To the first floor there are well-proportioned bedrooms and a family bathroom/WC.

Externally, the home benefits from a substantial rear garden offering excellent outdoor space, along with a driveway providing off-street parking and a garden to the front.

Conveniently located close to local schools, shops and transport links, the property also offers easy access to the A19 and the beautiful North East coastline.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Council Tax Band: A

Tenure: Freehold

Price: £180,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Electric, Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## Living Room

A well-proportioned lounge situated to the front of the property, benefiting from good natural. The space offers a comfortable setting for everyday living and entertaining.



## Kitchen

A modern fitted kitchen with a range of wall and base units, integrated appliances and contrasting worktops. There is space for dining, along with a breakfast bar area. French doors provide direct access to the rear garden and allow for good natural light.



## Bedroom 1

A generous main bedroom benefiting from plenty of natural light, offering a bright and comfortable space.



## Bedroom 2

A spacious second double bedroom with plenty of room for furnishings, benefiting from good natural light.



## Bedroom 3

A well-proportioned third bedroom, ideal for use as a bedroom, nursery or home office.




## Rear Garden

An enclosed rear garden, mainly laid to lawn with a paved patio area ideal for outdoor seating. The space is bordered by fencing and offers scope for landscaping or further improvement to suit a buyer's needs.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(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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