



# Laurel Heights

## North Shields, NE29 0FB

A three bedroom family home situated on Laurel Heights, North Shields. The accommodation comprises; entrance hall, cloakroom/WC, lounge and dining kitchen. To the first floor there are two double bedrooms and a family bathroom/WC. To the second floor there is a master bedroom with en-suite. Externally there is parking to the front and a pleasant garden to the rear. Ideally located for access to North Shields town centre, early viewing is advised.



### Asking Price £177,500



**0191 257 6823**

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63 Church Way, North Shields, Tyne & Wear, NE29 0AE



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#### Entrance Hall

Laminate flooring, radiator and stairs to first floor

#### WC

Low level WC and hand wash basin. Radiator.

#### Lounge

Laminate flooring, two radiators, double glazed window to front and double doors to kitchen.



#### First Floor Landing

Built in cupboard, radiator and stairs to second floor.

#### Bedroom Two

Radiator and two double glazed windows.



#### Dining Kitchen

Matching base and wall units with work surfaces over, stainless steel sink with drainer and mixer tap, built in oven, four ring gas hob with extractor fan over, plumber for a dishwasher and plumbing for a washing machine. Under stairs cupboard, radiator and double glazed window and double glazed double doors to rear.



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### Bedroom Three

Radiator and two double glazed windows.



### Bathroom

Three piece suite comprising; panelled bath, low level WC and pedestal hand wash basin. Extractor fan.



Please Note: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### Second Floor Landing

Radiator.

### Master Bedroom

Loft access, built in cupboard, radiator and double glazed window.



### En-suite

Shower cubicle, low level WC and pedestal hand wash basin. Radiator and frosted double glazed skylight.

### Front

Driveway, path to front door.

### Rear Garden

Deck area, paved area, lawned area with borders, brick barbeque and shed.



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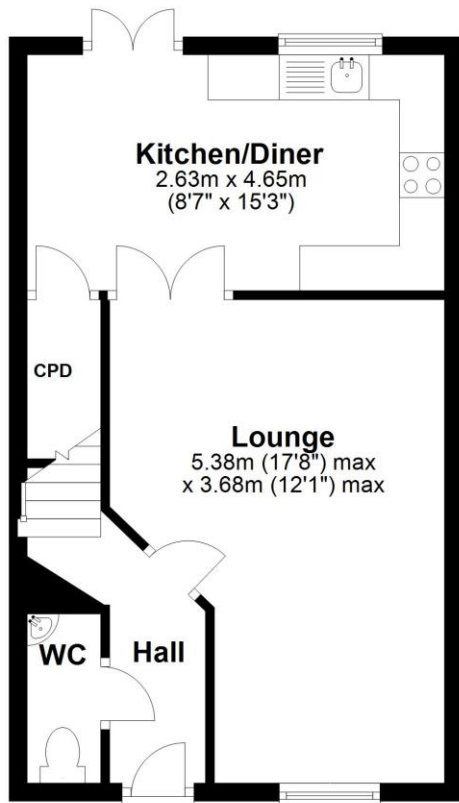
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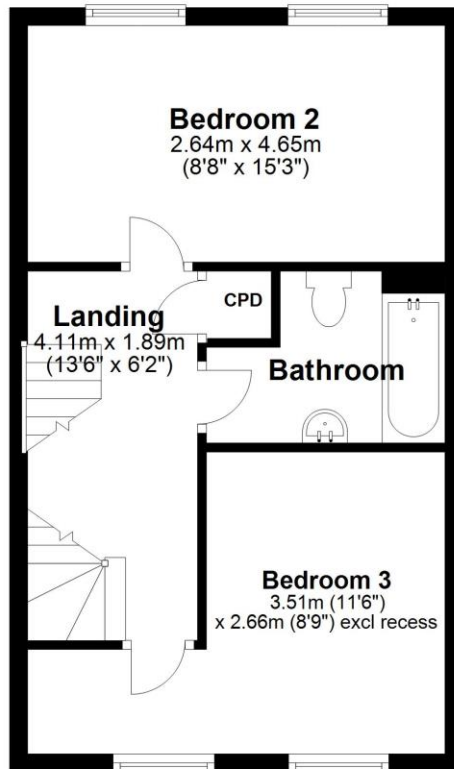
## Ground Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



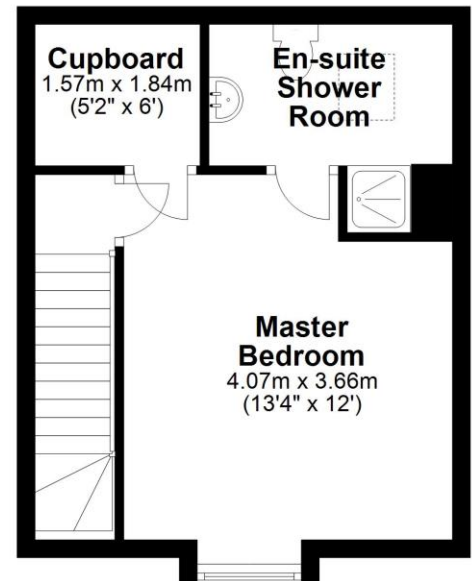
## First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



## Second Floor

Approx. 27.0 sq. metres (290.4 sq. feet)



Total area: approx. 102.8 sq. metres (1106.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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