



39 Locksley Close , North Shields, NE29 8EN

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** FREEHOLD ** THREE BEDROOM SEMI-DETACHED HOUSE ** CONVERTED GARAGE **

** GREAT FIRST BUY ** COUNCIL TAX BAND B ** ENERGY RATING C ** DRIVEWAY PARKING **

** CLOSE TO RAKE LANE HOSPITAL, MAJOR ROAD LINKS AND LOCAL AMENITIES **

** BUILDERS PART EXCHANGE ** COUNCIL TAX BAND B ** ENERGY RATING D **

Price £215,950



- Freehold

- Converted Garage

- Council Tax Band B

Entrance
Double glazed door opening to inner hallway and access to downstairs WC

Downstairs WC

6'3" x 2'10" (1.93 x 0.88)
Double glazed window, WC, wash hand basin.

Lounge

15'8" into bay x 14'7" (4.79 into bay x 4.45)
Open plan lounge with double glazed bay window, radiator and laminate flooring, access to kitchen diner.

Playroom/Office

16'11" x 8'11" (5.17 x 2.74)
Formerly garage, double glazed window to front elevation, radiator, laminate flooring and French doors opening up to rear garden.

Kitchen/Diner

14'7" x 8'10" (4.45 x 2.70)
Double glazed window and UPvc door to rear garden, range of wall and floor units with countertops , sink, gas hob with overhead extractor and built in oven, plumbed for washing machine.

Stairs to First Floor and Landing

- Great First Time Buy

- Driveway Parking

- Energy Rating D

Shower Room
Double glazed window, shower, WC, wash hand basin, radiator.

Bedroom 1

13'11" x 8'5" (4.26 x 2.57)
Double glazed window, radiator.

Bedroom 2

10'7" x 8'5" (3.23 x 2.58)
Double glazed window, radiator, access to loft.

Bedroom 3

10'7" x 5'11" (3.24 x 1.82)
Double glazed window, radiator

External

To the front there is a driveway and small lawned area and to the rear there is lawn and decking.

Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be

- Three Bedroom Semi Detached House

- Close to Rake Lane Hospital, Major Road Links and Local Amenities

- Builders Part Exchange differences between the coverage prediction and your experience.

EE - Good in-home and outdoor

02 - Good (outdoor only)

Three - Good (outdoor only)

Vodafone - Variable in-home, good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

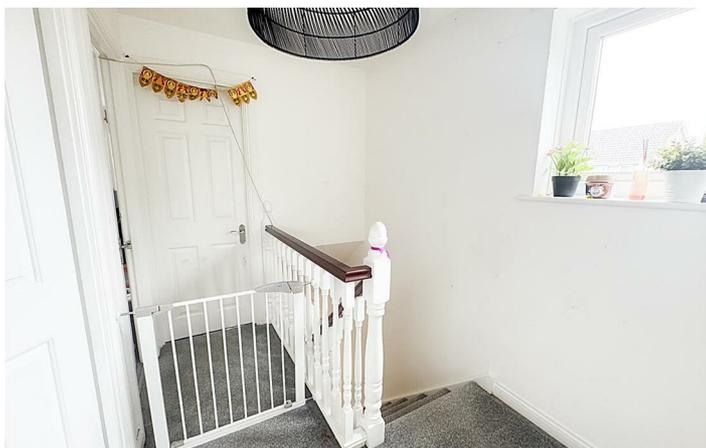
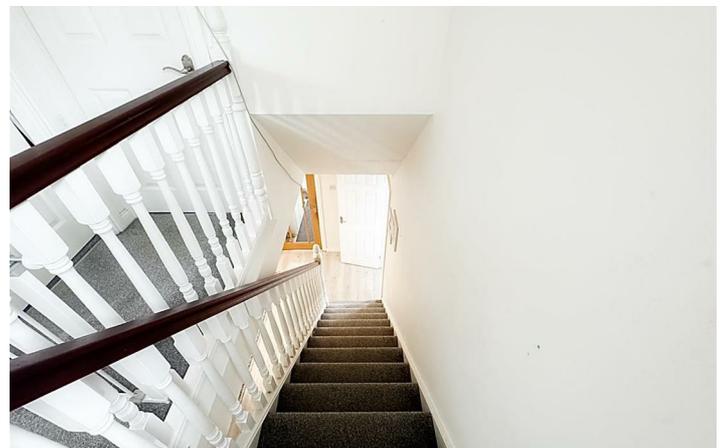
Surface water: Very low.

CONSTRUCTION:

Traditional

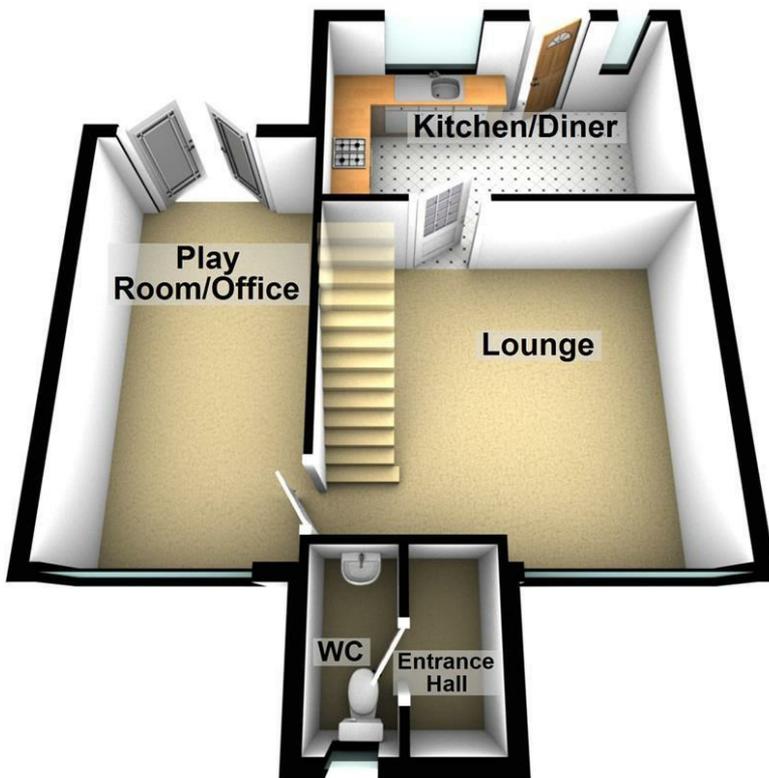
This information must be confirmed via your surveyor and legal representative.



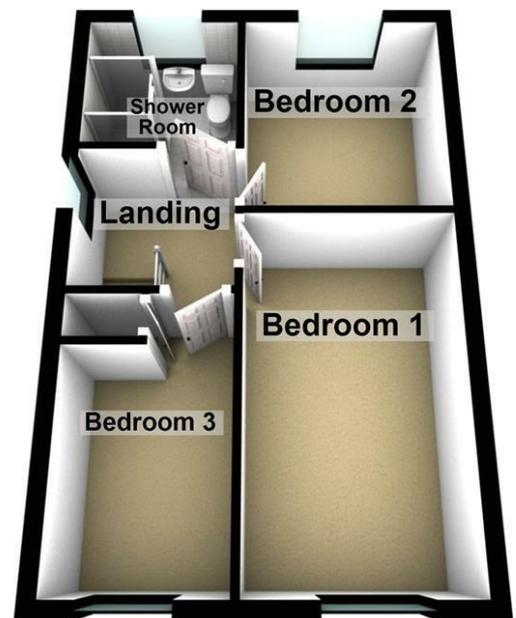


Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	