

# BRUNTON

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RESIDENTIAL



**REGENCY GARDENS, NORTH SHIELDS, NE29**

**Offers Over £100,000**

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**Terraced Home Priced to Reflect Modernisation Needed, with Two Bedrooms including Full Width 15ft Master Bedroom, Two Reception Rooms, Family Bathroom & Kitchen, Off Street Parking & Rear Garden!**

The property benefits from generous room sizes and an abundance of natural light throughout, thanks to the large windows featured across the home. The layout includes a bright lounge with French doors leading to a separate dining room, a good-sized kitchen, two well-proportioned bedrooms and a family bathroom, offering a solid foundation for modernisation and personalisation.

This property would make an ideal project home for buyers looking to create their own space while adding value. With its spacious interior, practical layout and desirable location within North Shields, it offers strong potential for improvement and future investment.

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The internal accommodation comprises: entry into a bright and airy porch which leads directly into a generous lounge. The lounge benefits from a large front-aspect window, allowing for plenty of natural light and creating a welcoming living space. French doors from the lounge open into a spacious dining room, which features a useful under-stairs storage cupboard and a door providing access to the rear yard.

The dining room leads through to a good-sized kitchen, offering ample space for cabinetry and appliances, with potential to modernise and tailor the space to suit individual preferences.

To the first floor, the landing provides access to two well-proportioned bedrooms along with a well-appointed bathroom comprising a WC, wash basin and bath.

Externally, the property benefits from both a front and rear yard, as well as the added advantage of off-street parking.



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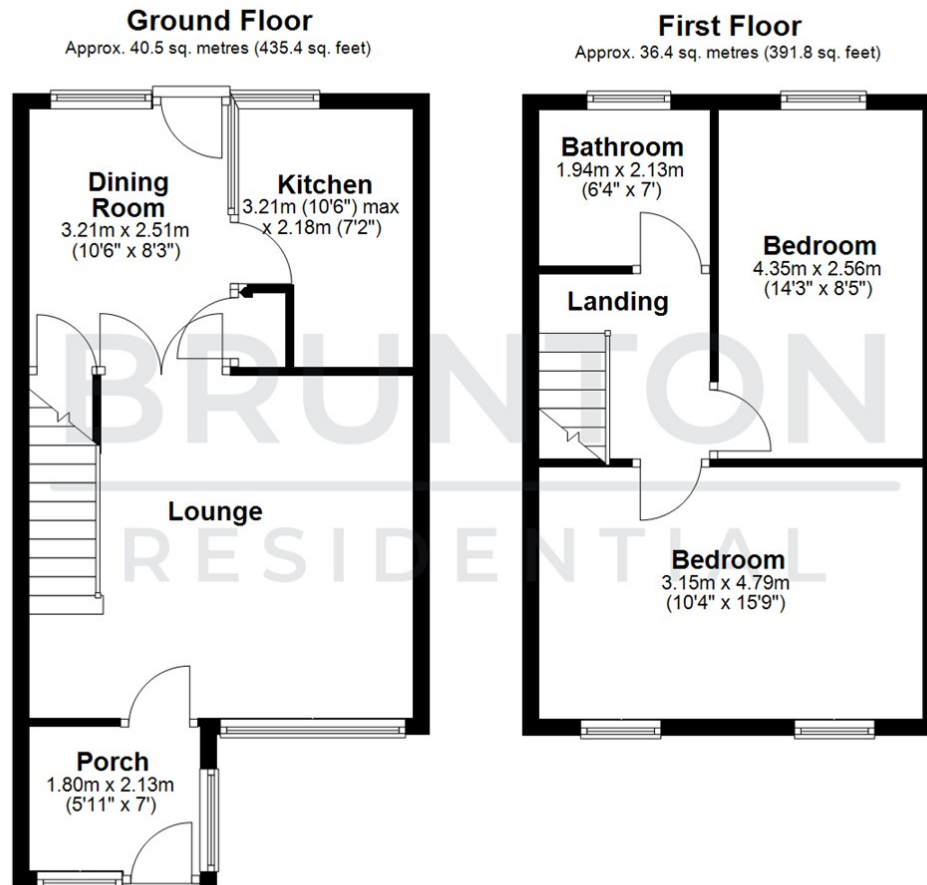
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : B

EPC RATING : G



Total area: approx. 76.9 sq. metres (827.3 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	<b>79</b>
Not energy efficient - higher running costs	
	<b>12</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC