

BRUNTON

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HAWKEYS LANE, NORTH SHIELDS, NE29

Offers Over £295,000

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SOUGHT AFTER LOCATION - SEMI-DETACHED - LARGE WEST FACING GARDEN
Brunton Residential are pleased to offer this fantastic semi-detached home, situated on Hawkeys Lane in North Shields. The property offers three well-sized bedrooms, is well presented throughout, has a spacious west-facing garden and is within walking distance to local bus routes, North Shields Metro, popular schools and local amenities.

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Accommodation briefly comprises; large, welcoming entrance hallway with store cupboards leading to a spacious lounge with bay window to the front. There is a further reception room to the rear currently used as a sitting room but could be utilised as a dining room with French doors leading to the garden. The modern kitchen offers a range of wall and floor units with coordinated work surfaces and fitted appliances with a door leading to the attached garage. To the first floor are two well-sized double bedrooms with fitted wardrobes, a third bedroom which could be utilised as a nursery or home office and a stylish family bathroom with WC, basin, bath and walk-in shower.

Externally, to the front the property offers a block paved driveway providing off-street parking and access to the property and attached garage. To the rear is a superb, double-level, west-facing garden which provides a large patio and lawned areas. The property also provides scope for extension given the size of the garden.



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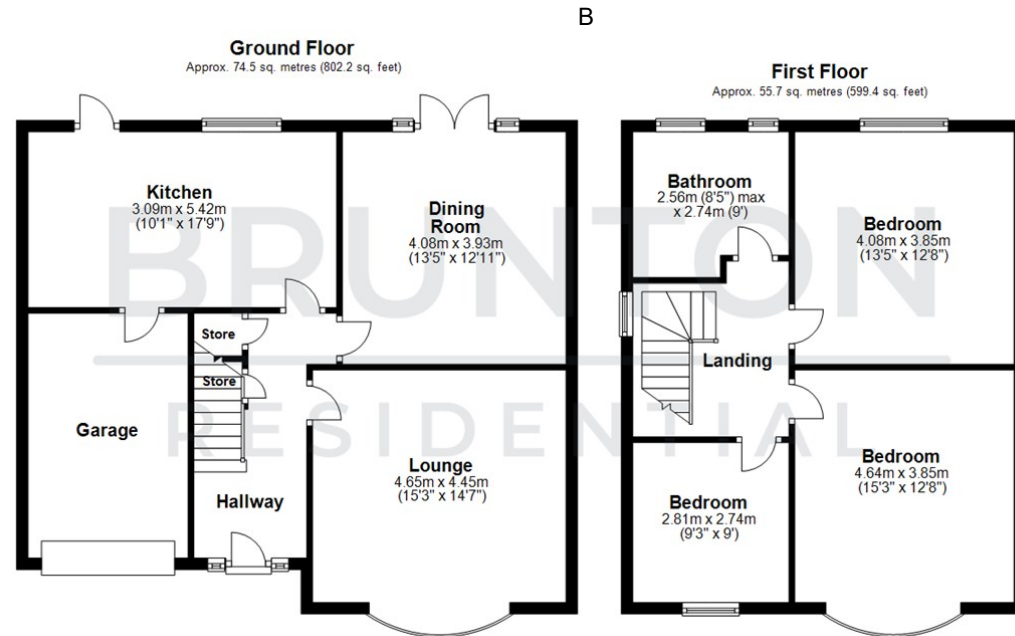
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : D

SERVICES :



Total area: approx. 130.2 sq. metres (1401.6 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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