



Sandwich Road, North Shields

Offers Over £325,000

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RICHARDSONS 



Sandwich Road North Shields, NE29 9HL

- GREAT LOCATION
- 3 BEDROOMS
- LARGE DRIVE & GARAGE
- GARDEN
- SEMI DETACHED
- EPC RATING D
- UTILITY ROOM WITH WC
- MODERN DECOR



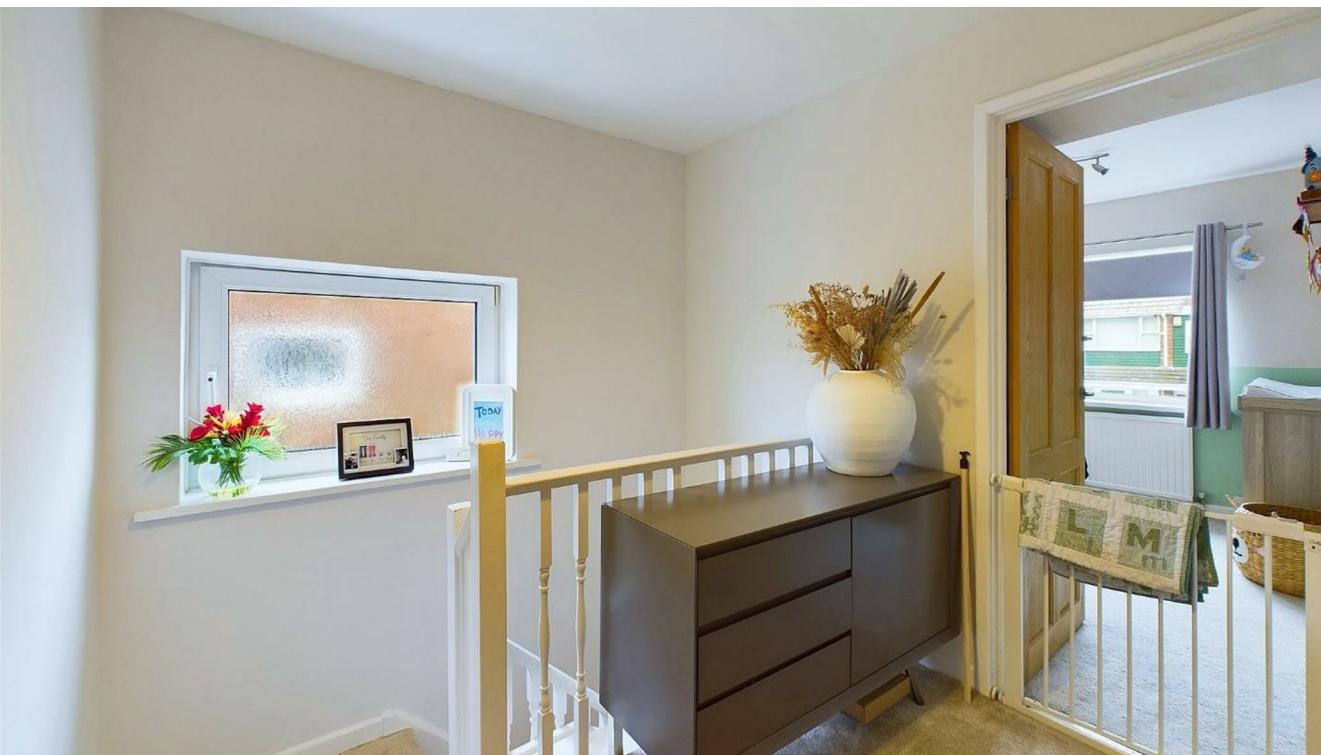
Richardsons are delighted to welcome to the market this three bedroom semi-detached home.

Upon entering this home, you are greeted by a central hallway that provides access to the main principal rooms on the ground floor, along with a conveniently located W.C. The living room is illuminated by a large bay window that floods the space with natural light and showcases ample room for furnishings. Transitioning seamlessly, you step into the kitchen/dining area, offering generous space for a family dining table. The kitchen itself features abundant storage. French doors leading to the rear garden.

Ascending to the first floor you will uncover three generously sized bedrooms. Completing the residence is the inviting family bathroom, adorned with a bathtub and overhead shower, hand basin, and W.C.

Externally there is a generous driveway and garage.

Council Tax Band - C



Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

Lounge 18'4" x 14'0" (5.60 x 4.29)

Bright and spacious living room with a bay window, access to the dining/kitchen area through wooden double doors.

Kitchen Diner 5'7" x 21'0" (1.72 x 6.42)

Open plan kitchen with access to the utility room, downstairs WC, garage and garden.

Bedroom One 17'10" x 12'8" (5.46 x 3.87)

Bay window, wooden panelling and neutral carpet flooring.

Bedroom Two 9'10" x 11'1" (3.02 x 3.39)

Bedroom two to the rear of the property, large double glazed window and neutral carpet flooring.

Bedroom Three 10'4" x 8'2" (3.16 x 2.50)

Bedroom three located to the front of the property with neutral carpet flooring.

Bathroom 5'6" x 9'8" (1.68 x 2.95)

Family bathroom with heated towel rail, wall units and bath with over head shower.

Utility 7'11" x 9'10" (2.42 x 3.02)

Utility room to rear of property with access to garden, WC and garage.

WC 2'11" x 4'7" (0.91 x 1.42)

Downstairs WC with toilet and hand basin.





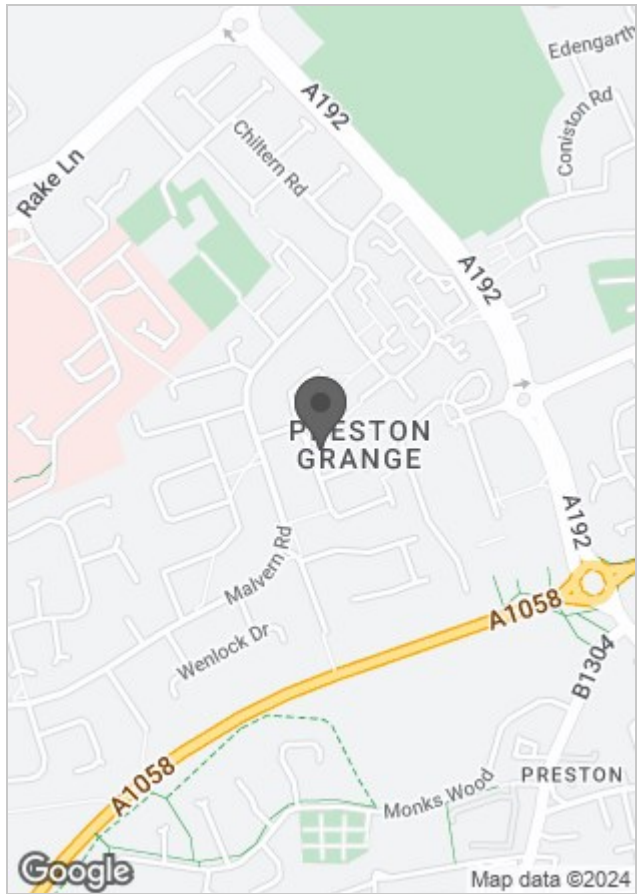
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Approximate total area⁽¹⁾
742.84 ft²
69.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.