



## Willoughby Road North Shields, NE29 7NB

We are delighted to offer for sale this three bedroom semi detached home situated on Willoughby Road, North Shields. The accommodation comprises; entrance hall, lounge, dining room and breakfasting kitchen. To the first floor there are three bedrooms and a shower room/WC. Externally there is a pebbled garden and drive to the front and a pleasant rear garden. The property has many charming features and benefits from gas central heating and double glazing. An ideal family home.



### Asking Price £219,950



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#### Entrance Hall

Via feature arched doorway with composite door, frosted double glazed window to side, delft rack and stairs to first floor.

#### Lounge

Feature fire place with electric fire, radiator and double glazed bay window to front.



#### Breakfasting Kitchen

Matching base and wall units with work surfaces over, stainless steel sink with drainer and mixer tap, built in double oven, four ring gas hob with extractor fan over and integrated dish washer. Combi boiler, double glazed bow window to rear and double glazed door to rear.



#### Dining Room

Gas fire, wall lights, radiator and double glazed bay window to rear with double doors to garden.



#### Store Room

Up and over door, plumbing for a washing machine, frosted double glazed window to front and double glazed door to front.

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### First Floor Landing

Frosted double glazed window to side.

### Bedroom One

Range of built in wardrobes, radiator and double glazed window to front.



### Bedroom Two

Range of built in wardrobes, radiator and double glazed window to rear.



### Bedroom Three

Radiator, loft access and double glazed window to front.

### Shower Room/WC

Walk in shower, low level WC and vanity hand wash basin. Tiled walls, spot lights, heated towel rail and frosted double glazed window to side.



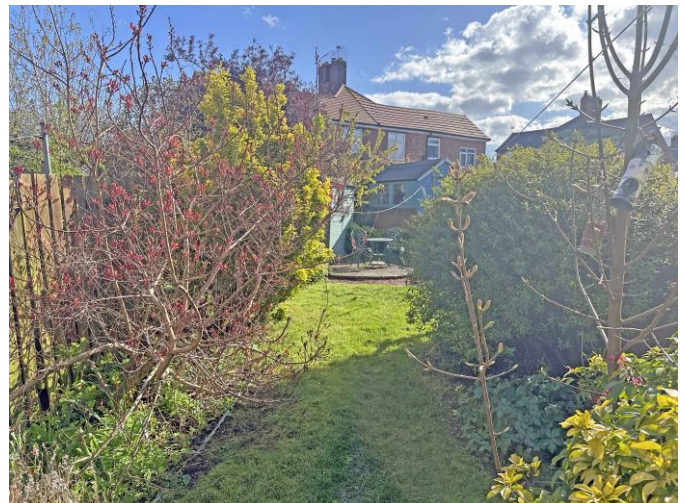
### External

#### Front

Patterned concrete drive and pebbled area.

#### Rear Garden

Paved area, lawned area, shrubs and shed.



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.

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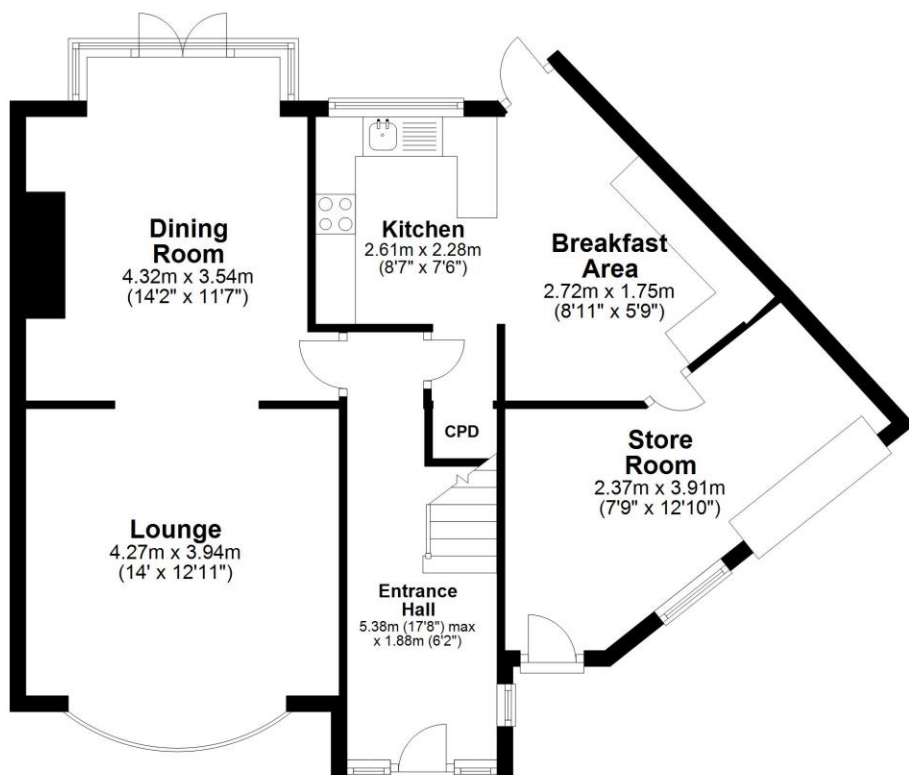
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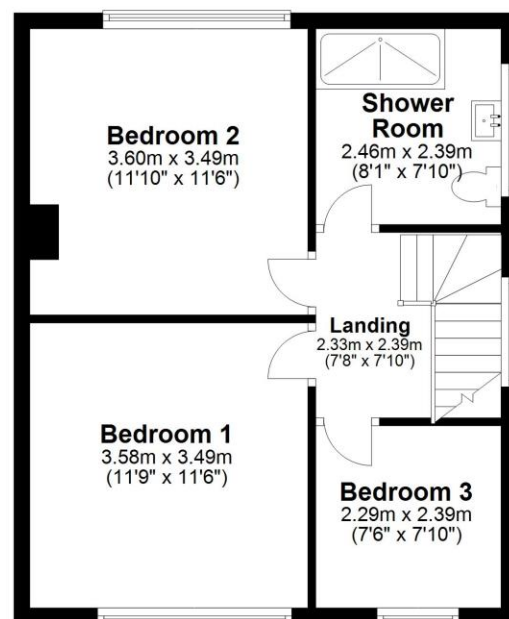
## Ground Floor

Approx. 67.4 sq. metres (725.1 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 110.9 sq. metres (1193.3 sq. feet)

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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