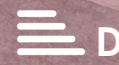




7 Balkwell Avenue
North Shields, NE29 7JN
£175,000



Trading Places



7 Balkwell Avenue

, North Shields, NE29 7JN

Trading Places are delighted to bring to the market this three bedroom, semi detached family home situated in Balkwell Avenue, North Shields. The property welcomes you with a spacious entrance hallway with doors to all principle rooms on the ground floor and stairs to the first floor. There is a well presented living room to the front with an electric feature fireplace, a bright dining room with electric feature fireplace to the rear and a separate fitted kitchen with doors to the gardens and integral garage. To the first floor are three well appointed bedrooms and a family bathroom. Externally there are front and rear gardens, a garage and a driveway providing off street parking.

North Shields boasts sought-after amenities; it is close to major road and rail links providing ease of access to other local towns, the coast and Newcastle City Centre. Tynemouth Village is only a short drive away which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. Close by there is also the vibrant Fish Quay and Silverlink retail park as well as outstanding schooling such as St Joseph's R C Primary School and St Thomas More R C High School.

This property will appeal to a variety of buyers. Early inspection is highly recommended to fully appreciate this property. Contact Trading Places on 0191 251189 to arrange your viewing.
EPC Rating D. Council Tax Band B.

Entrance Hallway

UPVC front door with obscure glazed panelled windows either side provide natural light to this welcoming bright airy space. Doors leading to lounge, dining room and kitchen. Large single radiator, ceiling coving and stairs to first floor.

Lounge

14'5 x 12'7 (4.39m x 3.84m)

Homely front facing lounge with walk in UPVC double glazed window, electric feature fireplace with tiled hearth, insert and surround. Ceiling coving, large single radiator and TV point.

Dining Room

12'7 x 11'9 (3.84m x 3.58m)

This bright and spacious room is rear facing with UPVC double glazed window providing outlook to the rear gardens. Feature fireplace with electric fire, wood hearth and surround. Ceiling coving and large single radiator.

Kitchen

13'2 x 9'5 (4.01m x 2.87m)

Functional kitchen incorporating wall, base and draw units with matching worktops and tiled walls to half height. Stainless sink with mixer tap, space for freestanding oven, fridge freezer and plumbing for washing machine. External door leading to rear garden. Pantry cupboard providing additional storage. Internal door leading to garage.





Landing

Spacious bright landing giving access to all bedrooms and family bathroom. Double glazed window with obscure glass provides natural light. Loft hatch ?????

Bedroom One

11'11 x 10'1 (3.63m x 3.07m)

Front facing bedroom with UPVC double glazed window, single radiator and ceiling coving. Fitted wardrobes to one wall.

Bedroom Two

11'7 x 9'6 (3.53m x 2.90m)

To the rear of the property with fitted wardrobes to one wall. UPVC double glazed window, single radiator and ceiling coving.

Bedroom Three

8'3 x 7'4 (2.51m x 2.24m)

To the front of the property this room benefits from a UPVC double glazed window, single radiator and ceiling coving. Fitted wardrobes to one wall.

Bathroom

8'3 x 7'4 (2.51m x 2.24m)

Family bathroom with double glazed obscure window to the rear elevation. Bath with shower over, low level WC, pedestal basin and built in cupboard.

Garage

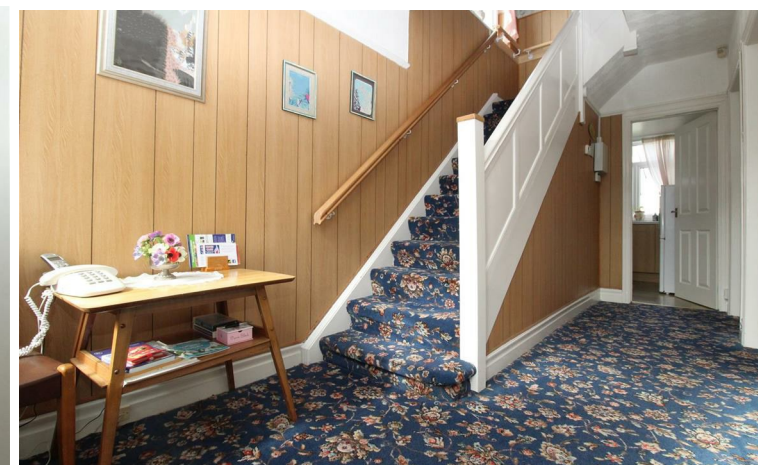
This single garage benefits from lighting, and power. Large cupboard providing storage. Accessed from front driveway and internal door from kitchen.

Front Gardens

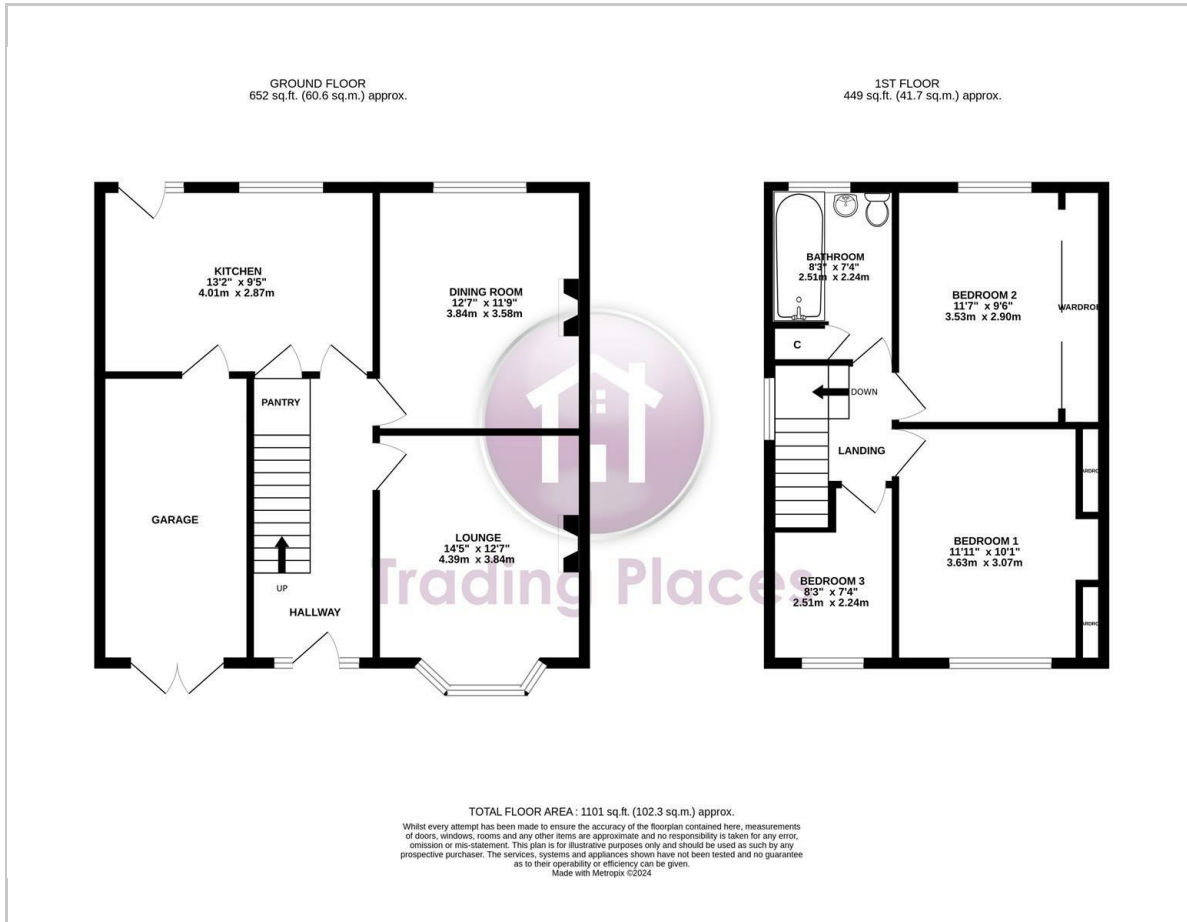
Small town garden with gates, laid lawn and walled boundaries.

Rear Gardens

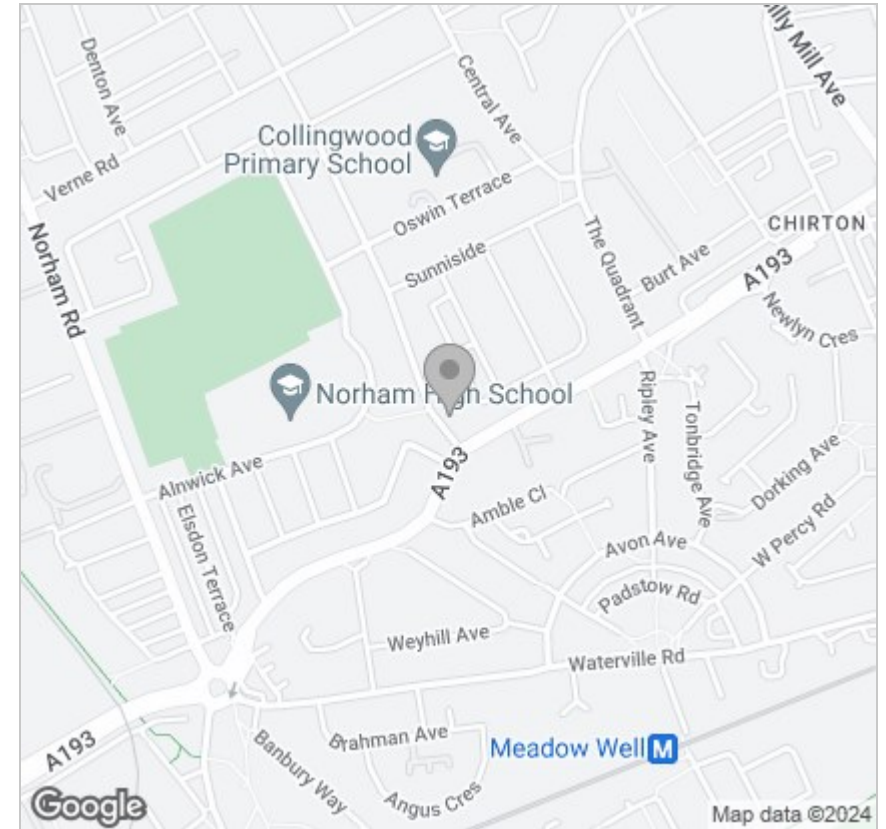
This large rear garden is private and well maintained. Benefitting from walled boundaries, laid lawn, mature shrubs and plants. Paved sitting area.



Floor Plan



Area Map



Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph

