

FOR
SALE

4 BRAESIDE CLOSE, NORTH SHIELDS NE30 3JF
£299,950



2 BEDROOM BUNGALOW - SEMI DETACHED

- TWO BEDROOM SEMI DETACHED BUNGALOW
- SITUATED ON A CORNER PLOT WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- NO UPPER CHAIN
- WELCOMING RECEPTION ROOM
- DINING ROOM
- KITCHEN DINER
- BATHROOM
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING & SUBSTANTIAL REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY
9'6" x 3'3"

RECEPTION ROOM
17'8" x 11'9"

DINING ROOM
10'3" x 8'6"

BEDROOM
13'1" x 11'10"

KITCHEN DINER
15'0" x 8'11"

BATHROOM WC
6'4" x 5'5"

LANDING

BEDROOM
21'3" x 12'0"

GARAGE
17 x 9'7"

FRONT GARDEN

REAR GARDEN

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This well converted, semi detached bungalow is perfectly located in a cul de sac in the popular and highly sought after Marden Farm Estate residential location. The property has a beautiful outlook over a green to the front, it displays a variety of features, has no upper chain and is ideal for a range of buyers.

With over 1080 square foot of accommodation this lovely property comprises of an entrance hallway with doors to a light and spacious reception room with stone built fireplace and sliding doors to the rear garden. There is a kitchen diner benefitting from a range of units with contrasting worktops, integrated double oven, hob and space for fridge freezer and doors to the attached garage. Also from the hallway, there are doors to a bedroom with fitted wardrobes and views over the green, a bathroom with panelled bath, pedestal washbasin and low level WC. There is also a dining room, with stairs to the first floor landing and from the landing there is a further stylish bedroom. Externally there is a low maintenance front garden with driveway parking for two cars and a south west facing rear garden.

The fabulous location, generous size and huge potential of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Marden Farm residential estate is an extremely popular area within North Shields, a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. It enjoys exceptional public transport in to its neighbouring towns, is convenient for the metro, has excellent schools and a good selection of local shopping and cafe culture, close to excellent beaches at Cullercoats and Whitley Bay.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY



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THE PROPERTIES MISDESCRIPTION
ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 
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 

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