

FOR
SALE

24 WARENTON PLACE, NORTH SHIELDS NE29 8ES
OFFERS OVER £155,000



2 BEDROOM HOUSE - TERRACED

- TWO BEDROOM MID TERRACE PROPERTY
- BEAUFULLY PRESENTED WITH OUTSTANDING VIEWS
- FABULOUS OPEN PLAN LOUNGE, KITCHEN DINER
- TWO SPACIOUS BEDROOMS
- CONTEMPORARY BATHROOM & SEPARATE WC
- FRONT GARDEN
- BEAUTIFUL SECLUDED REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY
8'10" x 10'7"

LOUNGE/ KITCHEN DINER
12'2" x 19'6"

LANDING

BEDROOM
13'0" x 9'5"

BEDROOM
12'3" x 9'11"

BATHROOM
8'10" x 5'7"

SEPARATE WC
2'7" x 5'9"

FRONT GARDEN

REAR GARDEN

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This beautifully presented, mid terrace house is perfectly located in a residential area with stunning views over the fields and beyond. It boasts a wealth of features and is ideal for a range of buyers.

With over 730 square feet of accommodation set over two floors this lovely property consists of an entrance hallway with stairs to the first floor and doors to the lounge and kitchen diner. The fabulous, open plan lounge and kitchen diner is light and spacious, has space for a six seater dining table and French doors to the rear garden. The modern kitchen benefits from a range of units with contrasting worktops and has a space for a range oven and a fridge freezer. To the first floor there are two spacious and stylish bedrooms, one with fitted wardrobes and a beautiful bathroom with panelled bath with shower over and vanity washbasin. The WC is separate.

Externally there is a low maintenance front garden and a good sized secluded rear garden.

The generous size and superb layout of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers and families.

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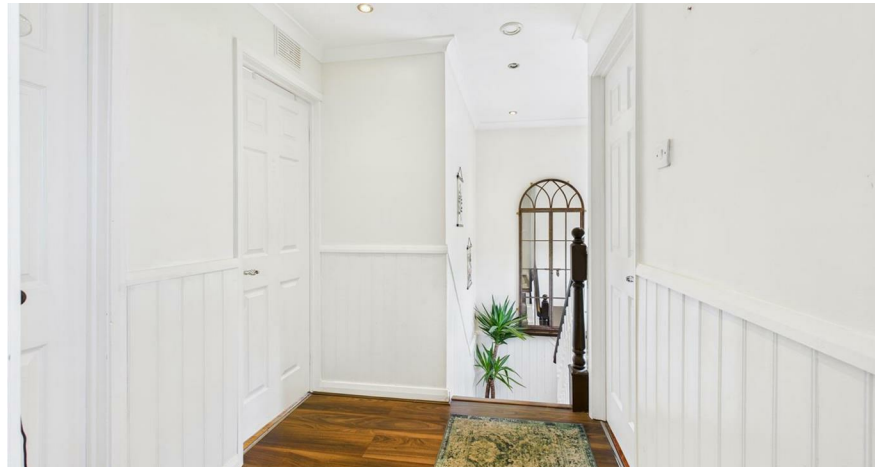
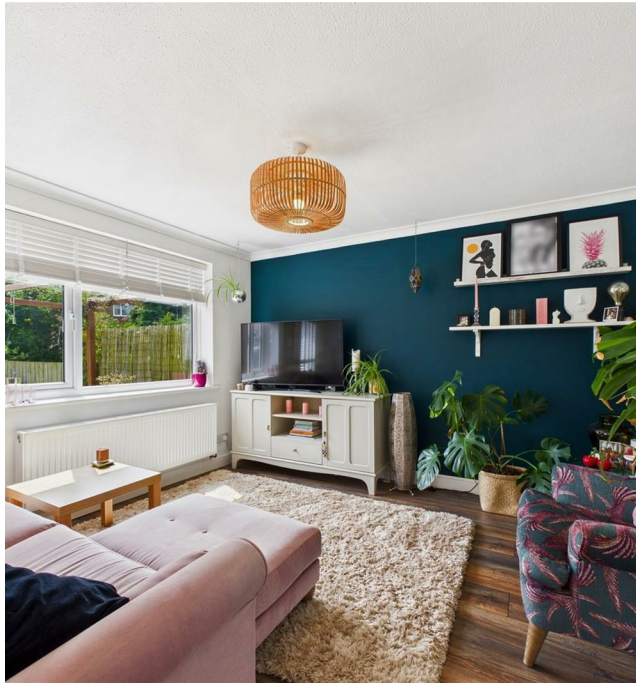
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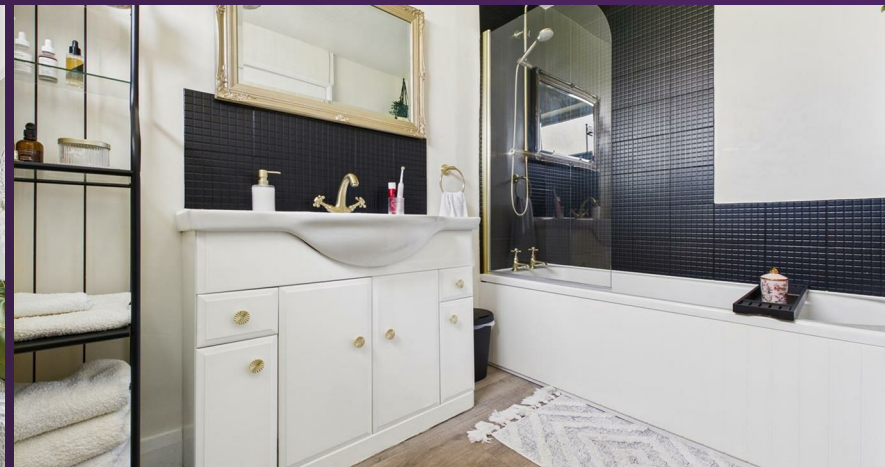
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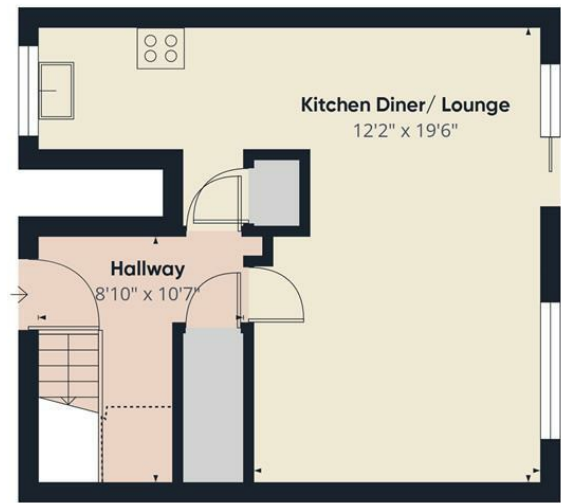
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Floor 0



Floor 1

Approximate total area⁽¹⁾
743 ft²
Reduced headroom
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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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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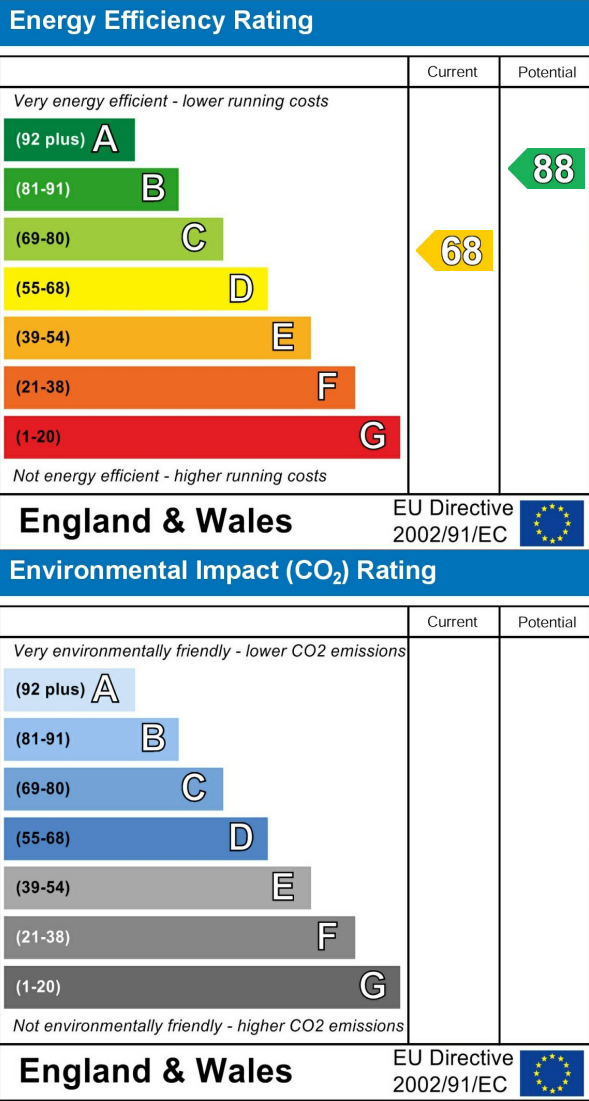
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

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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