

# HUNTERS<sup>®</sup>

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## Stockton Road

North Shields, NE29 6XU

By Auction £145,000



\*FOR SALE VIA MODERN METHOD OF AUCTION \* GUIDE PRICE £145,000\* BIDDING CLOSES 26TH MARCH 2.30pm \* FEES APPLY \*

Well-presented modern home; large fitted kitchen; living room, ground floor wc, and conservatory; two double bedrooms and bathroom with shower. Having driveway; garage and gardens. Close to main transport routes and the Marina, as well as many local amenities and the lovely Linear Park. Ideal for many buyers, investment and residential potential. Sold with no onward chain.



Entrance Hallway 3'4" x 11'6" (1.04 x 3.52)  
Front door opens to entrance hallway with access to ground floor accommodation.

Cloak room/WC 3'3" x 4'2" (1.01 x 1.29)  
Stylishly presented with corner handwash basin and low-level WC in white, and co-ordinating metro tiles to walls. Window to the front aspect

Kitchen 11'6" x 11'6" (3.51 x 3.52)  
Bright and spacious room with window to the front aspect, fitted with a range of floor and wall units and having space and fittings for appliances.

Living Room 13'11" x 11'8" (4.25 x 3.57)  
Welcoming room with stairs up to the first floor accommodation and French doors through to:

Conservatory 13'1" x 9'6" (3.99m x 2.90m)  
Additional entertaining/dining/relaxing area with access to the rear garden.

First Floor Landing 11'7" x 7'11" (3.55 x 2.42)  
With access to the roof void, access to upper floor rooms.

Master Bedroom 13'3" x 8'5" (4.04 x 2.58)  
Double bedroom with window to the front aspect and fitted wardrobes

Second Bedroom 8'2" x 11'6" (2.51 x 3.52)  
Another smaller double bedroom with windows to the rear aspect.

Bathroom 7'0" x 6'7" (2.15 x 2.03)  
Having opaque window to the rear aspect, and fitted with white suite comprising panelled bath with shower over; low-level wc and pedestal handwash basin

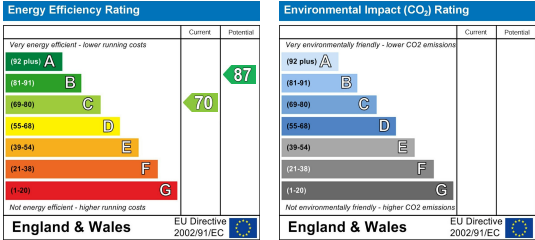
Garage  
Single attached garage to the side of the property.

External  
Large Rear Garden

Area Map



Energy Efficiency Graph



GROSS INTERNAL AREA  
FLOOR 1: 486 sq. ft, 45 m<sup>2</sup>; FLOOR 2: 370 sq. ft, 34 m<sup>2</sup>  
TOTAL: 856 sq. ft, 79 m<sup>2</sup>



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
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