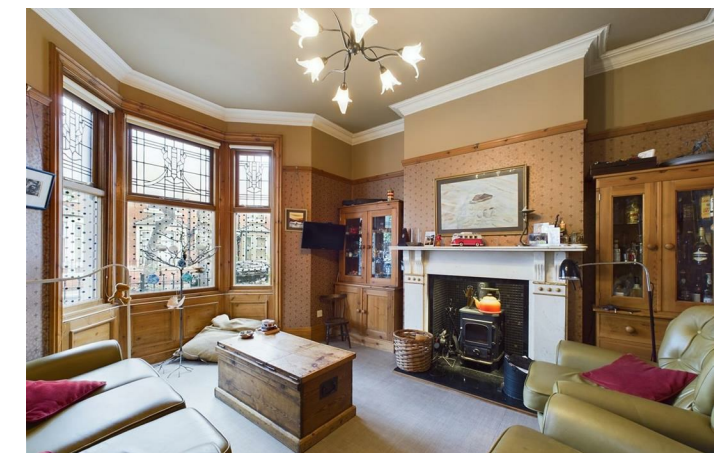




Sandringham Gardens, North Shields



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £340,000

Description

DECEPTIVELY SPACIOUS FOUR BEDROOM TERRACED PROPERTY SET OVER THREE FLOORS WITH A GARAGE LOCATED WITHIN THIS POPULAR AREA OF NORTH SHIELDS

We welcome to the sales market this attractive four bedroom terraced period property situated on a tree lined street in North Shields. Benefitting from good size accommodation, two reception rooms, two bathrooms, South facing yard and garage. Many period features have been retained including the original leaded windows to the front adding to the charm and character of this property.

Briefly comprising: Entrance vestibule leading to a welcoming hallway with stairs to the first floor. The living room has a feature fireplace with a multi-fuel stove and a bay window to the front. The dining room also has an attractive fireplace with a multi-fuel stove and overlooks the rear yard. The breakfast room has a range style oven, pantry and a door gives access to the kitchen where there are fitted units with a gas hob. To the first floor are three bedrooms and a family bathroom consisting of a bath, separate shower, hand basin and W.C. To the top floor is a further bedroom and shower room with hand basin and W.C.

Externally to the rear is a private yard and garage, to the front is a town garden with wrought iron railings.

North Shields is close to major road links providing ease of access to other local towns at the Coast and Newcastle City centre. North Shields Fish Quay is only a short walk away and has an extensive range of cafés and restaurants. Tynemouth Village is also within walking distance.

Entrance Vestibule

Hallway

Living Room

14'9" x 12'2"

Dining Room

12'10" x 10'9"

Breakfast Room

10'5" x 8'3"

Kitchen

8'6" x 4'10"

Bedroom

12'9" x 9'6"

Bedroom

12'6" x 10'9"

Bedroom

8'10" x 5'10"

Bathroom

9'3" x 8'3"

Bedroom

.124'8" x 9'3"

Shower Room

7'6" x 5'3"

Externally

To the rear is a private yard and garage, to the front is a town garden with wrought iron railings.

