



# Dockwray Square, 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	81
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.

Price Guide £420,000

## Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS FOUR BEDROOM TOWNHOUSE WITH A GARAGE SET OVER THREE FLOORS SITUATED WITHIN THIS SOUGHT AFTER AREA OF NORTH SHIELDS OFFERING PARK AND RIVER VIEWS - NO UPPER CHAIN

We are delighted to bring to the market this well proportioned four bedroom townhouse which offers versatile living set over three floors. Benefitting from good size accommodation, two reception rooms, two bathrooms, garage and side river views.

Briefly comprising: Entrance to a reception/dining room overlooking the front of the property. A study is accessed from this room as well as a separate W.C. The kitchen/diner has fitted wall and base units which includes a gas hob, double oven and dishwasher, a door leads out to the rear garden. A handy utility room provides additional storage, sink and access out to the rear.

To the first floor is a generously proportioned living room which is a bright room with triple windows to the front overlooking Laurel Park and side views towards the river. There are two bedrooms on this floor, one has fitted wardrobes and there is a shower room with hand basin, W.C. and heated towel rail. To the top floor are two large double bedrooms which both benefit from fitted wardrobes and side views to the river. One of the bedrooms also benefits from an en-suite bathroom consisting of a bath, shower over and W.C.

Externally to the rear is a split level patio garden with access to the garage. To the front is a low maintenance town garden.

North Shields offers a wide range of amenities, it is close to major road links providing ease of access to other local towns, the coast and Newcastle City Centre as well as good bus links. 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 offering an elite range of cafes and restaurants as well as the award-winning Long Sands Beach.

### Entrance/Reception Room

12'11" x 12'9"

### Study

8'9" x 6'4"

### W.C.

### Kitchen/Diner

19'8" x 12'9"

### Utility Room

9'11" x 6'4"

### Bedroom

12'7" x 7'3"

### Bedroom

13'2" x 11'11"

### Living Room

19'6" x 13'1"

### Shower Room

7'11" x 6'1"

### Bedroom

16'3" x 13'1"

### En-suite

7'10" x 6'0"

### Bedroom

17'7" x 12'7"

### Externally

To the rear is a split level patio garden with access to the garage. To the front is a low maintenance town garden.

