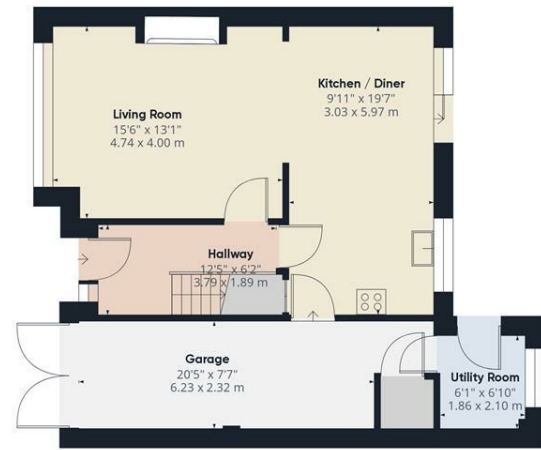




West Dene Drive, North Shields



Ground Floor



Floor 1

Approximate total area¹⁾
1160.47 ft²
107.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B	73	
(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	



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.

£385,000

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS

We welcome to the market this stylish three bedroom family home which is located within this popular area in North Shields. Boasting stylish open plan living, modern kitchen, West facing garden and driveway parking with a garage.

Briefly comprising: Entrance to a welcoming hallway. The living room is a bright and airy space which is open through to the kitchen/diner. There is a large window to the front allowing plenty of light to fill the room and an attractive fireplace with a multi-fuel burning stove. The kitchen/diner has modern fitted wall and base units including a peninsular providing storage and seating, integrated appliances include a gas hob, electric oven, extractor fan and dishwasher. Sliding patio doors offer access out to a patio area within the rear garden. A door from the kitchen leads to the garage and a utility room which is currently being renovated which will provide storage, sink and plumbing for a washing machine. To the first floor are three bedrooms, two of which are good size doubles and both benefit from fitted wardrobes. The family shower room comprises a large step in shower, hand basin housed within a vanity unit, W.C. and heated towel rail. Externally to the rear is a private West facing garden with a lawn and patio area, to the front is a garden, driveway parking and a garage.

North Shields is a sought after residential area and has great road, rail links and bus routes to Newcastle city centre and surrounding towns. North Shields has a good array of local amenities and local shops, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

Entrance Hallway

Living Room
15'6" x 13'1"

Kitchen/Diner
19'7" x 9'11"

Utility Room
6'10" x 6'1"

Bedroom One
12'10" x 10'8"

Bedroom Two
11'5" x 9'2"

Bedroom Three
8'5" x 7'11"

Shower Room
7'10" x 7'9"

Externally

To the rear is a private West facing garden with a lawn and patio area, to the front is a garden, driveway parking and a garage.

