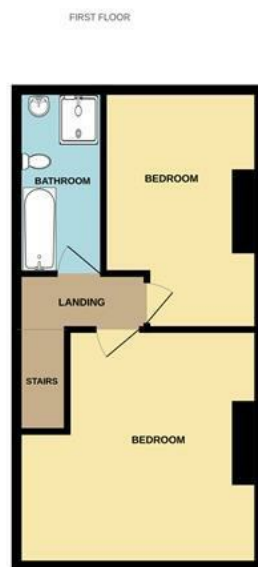




Brannen Street, North Shields



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	58	70
(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.

Price Guide £130,000

Description

WELL PROPORTIONED TWO BEDROOM TERRACED PROPERTY WITH YARD SITUATED IN NORTH SHIELDS

We welcome to the sales market this well proportioned two bedroom terraced property which is conveniently positioned close to amenities in North Shields. Benefitting from good size accommodation and a generous sized yard.

Briefly comprising: Entrance hallway with stairs to the first floor. The living room has a feature fireplace and overlooks the front of the property. The spacious kitchen/diner has fitted wall and base units which includes an integrated gas hob, electric oven and extractor fan. A door gives access out to the rear yard.

To the first floor are two double bedrooms and bathroom comprising a bath, separate shower, hand basin and W.C.

Externally to the rear is a generous sized yard.

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. North Shields Fish Quay has an extensive range of cafés and restaurants, Tynemouth Village is also within walking distance and offers an elite range of cafes and restaurants as well as the award winning Long Sands Beach.

Entrance Hallway

Living Room

14'2" x 11'7"

Kitchen/Diner

15'1" x 14'5"

Bedroom One

15'2" x 14'5"

Bedroom Two

14'8" x 9'7"

Bathroom

11'2" x 5'0"

Externally

To the rear is a generous sized yard.

Tenure

Freehold

