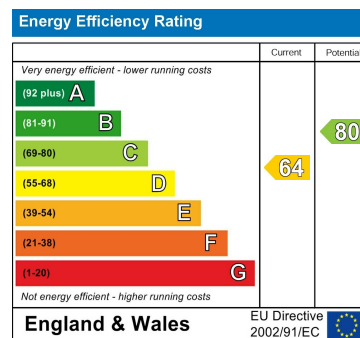




# Park Avenue, North Shields



**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 £430,000



## Description

STUNNING THREE BEDROOM PERIOD PROPERTY WHICH HAS BEEN IMPROVED THROUGHOUT. OVERLOOKING NORTHUMBERLAND PARK AND WITHIN WALKING DISTANCE OF TYNEMOUTH

Brannen & Partners are delighted to welcome to the market this stunning three bedroom period property which has been tastefully updated whilst retaining its original charm and many period features. Benefitting from a beautifully light open kitchen/diner with double French doors, ample living room overlooking Northumberland Park and a secluded private rear yard.

Briefly comprising: Entrance vestibule into an impressive hallway with tall Victorian ceilings, feature wall panelling and stylish tiled flooring. The living room boasts a large sash style bay window overlooking Northumberland Park as well as having high ceilings, decorative coving, stripped floor boards, built in storage to the alcoves and an original fireplace with gas fire. Towards the rear of the property is an impressive open plan kitchen/diner which has been configured to offer a wonderfully light and airy space due to

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To the first floor landing is a split level landing, leading initially to the stylish family bathroom, consisting of an integrated bath, separate walk in shower, hand basin, W.C and Victorian style towel rail. Progressing to the main landing, there are two generous double bedrooms, one of which houses another original fireplace. Further space beneath the stairs is available, currently used as a home office. To the second floor, the third and final double bedroom is tucked in the loft, equipped with two Velux windows.

Externally to the rear, the secluded enclosed rear yard is South West facing and provides space for outdoor seating and a shed for storage.

This property is located in North Shields within Tynemouth conservation area and close to the thriving fish quay. 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 and Metro links. The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. Tynemouth Golf Club is a few minutes walk away with the beautiful natural surroundings of Northumberland Park located directly opposite which is ideal for pleasant walks.

## Entrance Vestibule

## Hallway

## Living Room

16'2" x 12'2"

## Kitchen

17'10" x 8'2"

## Dining Area

15'7" x 9'9"

## Bedroom

15'8" x 9'10"

## Bedroom

13'3" x 9'8"

## Bathroom

13'1" x 8'1"

## Bedroom

12'11" x 11'6"

## Externally

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## Surrounding Area

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## Tenure

Freehold

