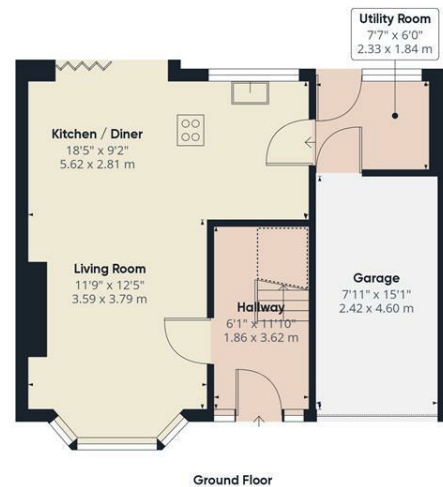
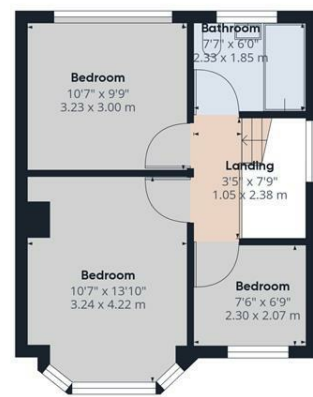




Moor Park Road, North Shields



Ground Floor



Floor 1

Approximate total area⁽¹⁾
958.19 ft²
89.02 m²

Reduced headroom
16.19 ft²
1.5 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



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		65	80
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 £249,950

Description

FULLY RENOVATED THREE BEDROOM SEMI DETACHED PROPERTY WITH A SOUTH FACING GARDEN SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS - NO UPPER CHAIN

Boasting modern interiors and open plan living, this property offers a wonderful opportunity to a range of buyers looking to live in this popular location. Benefitting from bright and airy accommodation, generous size South facing garden, garage and driveway parking.

Briefly comprising: Entrance hallway with stairs to the first floor. The open plan lounge/diner offers a dual aspect with a bay window to the front and bi-fold doors opening out to the rear garden. The modern kitchen has stylish fitted units which includes integrated appliances such as an electric hob, oven, fridge and dishwasher. A handy utility room provides storage, plumbing for a washing machine and access out to the garden and a door to the garage. To the first floor are three good size bedrooms and bathroom comprising a bath, shower over, W.C. hand basin within a fitted vanity unit and a heated towel rail.

Externally to the rear is a generous size South facing garden with a newly laid lawn and patio. To the front is a lawn, block paved driveway and garage.

Located in North Shields this property is within walking distance to good local shops, schools and amenities. Tynemouth Village is also within easy reach offering a good selection of local shops and restaurants as well as the award winning Long Sands beach.

Entrance Hallway

Living Room
12'5" x 11'9"

Kitchen/Diner
18'5" x 9'2"

Utility Room
7'7" x 6'0"

Bedroom One
13'10" x 10'7"

Bedroom Two
10'7" x 9'10"

Bedroom Three
7'6" x 6'9"

Bathroom
7'7" x 6'0"

Externally

Externally to the rear is a generous size South facing garden with a newly laid lawn and patio. To the front is a lawn, block paved driveway and garage.

Tenure

