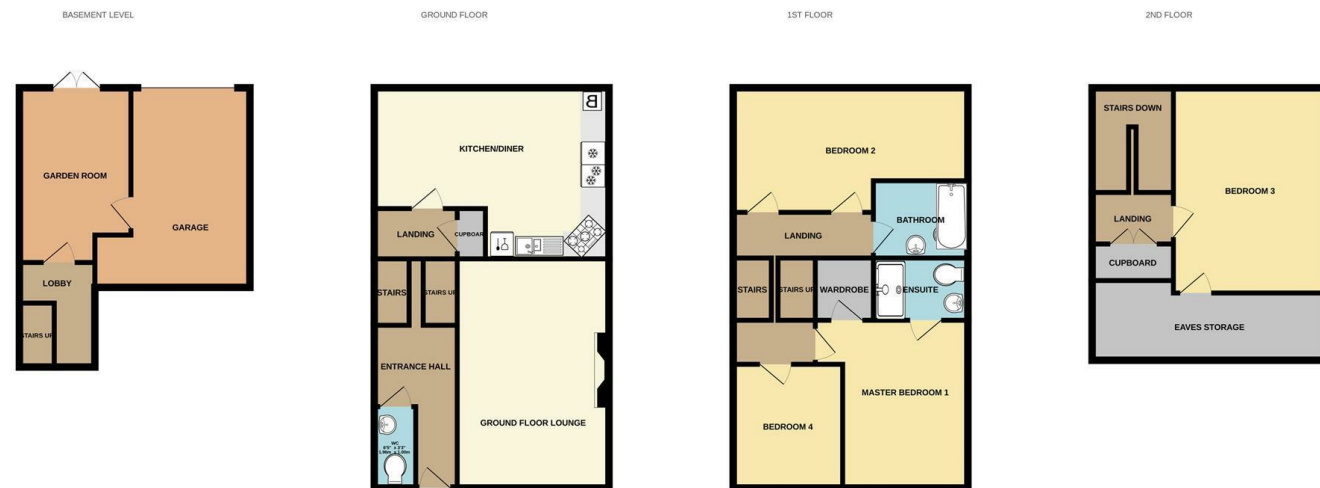




# Spring Gardens Court, North Shields



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			82
(69-80) C		72	
(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.

Price Guide £349,950

## Description

UNIQUE AND SPACIOUS FOUR BEDROOM TOWNHOUSE SET ACROSS SIX LEVELS - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcomes to the market this bright and spacious townhouse, positioned upon Spring Gardens Court, in North Shields. Benefitting from two reception rooms, four good sized bedrooms one benefits from an en-suite shower room, ample kitchen diner and modern family bathroom. The property offers a unique configuration across six different levels, as well as off street parking available to the rear courtyard and integral garage.

Briefly comprising: The generous central entrance hall provides direct access to the convenient WC and living room, as well as staircases leading up to the next level and down to the garden room. Into the ample living room, the space is well lit with spotlighting and warmed by the feature gas fire. Down to the garden room, the versatile second reception space offers sleek laminate flooring, double doors to the courtyard and access to the integral garage incorporating utility space and fittings. Progressing up to the first split level landing, upon which the kitchen diner is situated. Featuring monochrome tiled flooring, newly fitted cupboard doors and a pop of colour to the walls, the modern kitchen diner is furnished with a good range of wall and base units as well as integrated appliances including oven, hob, extractor hood, dishwasher and under counter fridge and freezer.

Up to the next level, sits two of the four bedrooms. The master bedroom offers a walk in wardrobe and en suite with walk in shower, W.C and hand basin, whilst the fourth bedroom provides the perfect potential office, dressing space or traditional bedroom. To the next split level landing, the second bedroom spans the width of the home, inclusive of two sash style windows. Adjacent to this room, the family bathroom presents minimal white tiling, bath with shower overhead, W.C and vanity wash basin with storage beneath. Completing the home, the third bedroom is situated to the top floor. Substantial in size, eaves storage can be accessed, as well as a double integral storage cupboard available from the landing.

Externally the property offers a town garden to the front, equipped with lawned area and gravelled borders. Whilst the rear offers a private paved courtyard, the property also benefits from an integral garage providing secure off street parking or further storage space with lighting and power points.

Located within this sought after development in North Shields, this property is within walking distance of good local shops and amenities whilst benefitting from a quiet location. Tynemouth Village is also within easy reach offering a good selection of local shops, bars and restaurants as well as the award winning Long Sands beach.

### Entrance Hallway

6'6" x 22'8"

### Downstairs WC

3'3" x 6'3"

### Living Room

11'11" x 18'1"

### Split Level Landing

### Garden Room

8'9" x 14'6"

### Kitchen Diner

18'6" x 13'6"

### Split Level Landing

### Bedroom Four

8'9" x 9'9"

### Bedroom One

12'0" x 13'3"

### Split Level Landing

### Bathroom

7'2" x 6'1"

### Bedroom Two

9'10" x 19'0"

### Split Level Landing

### Bedroom Three

11'11" x 16'1"

### Garage

12'0" x 16'10"

### Rear Driveway

### Front Garden

### Tenure

Leasehold - 980 years remaining

