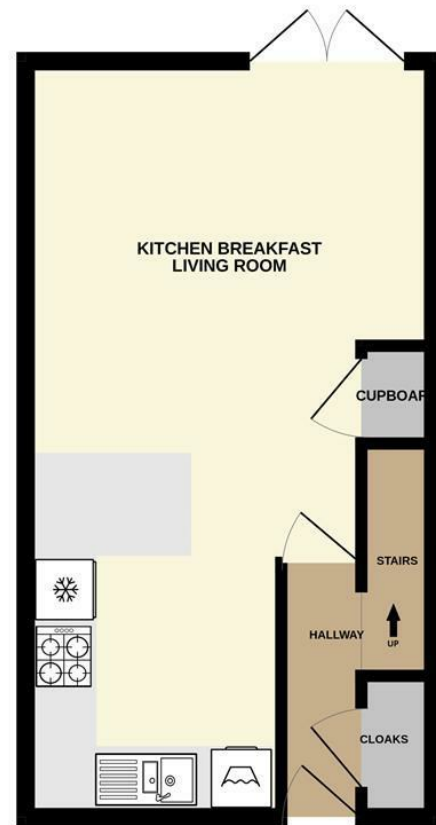
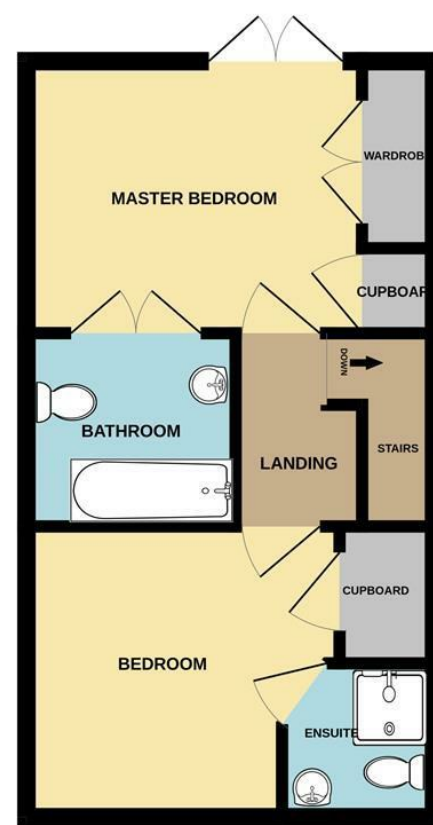




GROUND FLOOR



1ST FLOOR



# Renaissance Point, 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		92
(81-91)	B	75	
(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.

Price Guide £220,000

## Description

TWO BEDROOM TWO BATHROOM MID-TERRACED HOUSE WITH DRIVEWAY PARKING AND REAR GARDEN IN THIS POPULAR AREA OF NORTH SHIELDS.

Brannen & Partners are please to offer to the market this perfectly proportioned two bedroom property within walking distance to the North Shields Fish Quay, coastal walks, transports links and local amenities.

Briefly comprising: Entrance hallway with stairs to the first floor and downstairs W.C.

The hallway leads into the open plan living space with patio doors into the courtyard garden. The kitchen provides an array of fitted wall and base units, gas hob, electric oven, integrated fridge/freezer and washing machine. A good sized breakfast bar provides a gentle divide between kitchen and living.

To the first floor are two good sized bedrooms both with En-suite. The largest of the bedrooms has a Juliet balcony overlooking the garden, fitted wardrobes and a full sized En-suite with over bath shower, hand basin and W.C.

Externally to the front is driveway parking. To the rear is a courtyard garden with mature plants and gated access.

North Shields is close to major road links providing ease of access to other local towns at the Coast and Newcastle City centre. North Shields Fish Quay is only a short walk away and has an extensive range of cafés and restaurants. Tynemouth Village is also within walking distance.

This is a highly desirable property that should suit a wide range of buyers.

## Entrance Hallway

### Living area

12'9" x 13'7"

### Kitchen

11'1" x 6'11"

### W.C

### Landing

### Bedroom One

9'1" x 11'5"

### En-Suite

5'2" x 6'7"

### Bedroom Two

9'7" x 10'2"

### En-Suite

5'1" x 5'2"

### Externally

Driveway parking to the front and rear courtyard garden

### Tenure

Freehold

