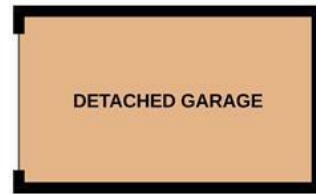




Roxby Gardens, North Shields

GROUND FLOOR



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			86
(81-91) B			
(69-80) C		69	
(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.

Offers Over £230,000

Description

WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW OCCUPYING A CORNER PLOT WITH A GARAGE SITUATED IN NORTH SHIELDS

Brannen & Partners welcome to the market this attractive two bedroom semi detached bungalow, situated within this popular residential area in North Shields. Benefitting from a generous sized corner plot with wrap around gardens, driveway parking and a garage.

Briefly comprising: Entrance porch to the hallway giving access to all rooms. The living room has a box bay window overlooking the front of the property and a feature fireplace with gas fire. A second reception room provides a versatile space as a dining room or snug, sliding patio doors lead to the garden room which offers views over the garden and access to the kitchen. The shower room is a wet room style with a hand basin, W.C. and heated towel rail. There are two double bedrooms with views to the front and side.

Externally there are wrap around gardens, to the rear is a very private garden which has a lawn, patio areas and a pond. There is access to a driveway and to the garage.

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 a short distance and offers an elite range of cafes and restaurants as well as the award winning Long Sands Beach.

Entrance Porch

Hallway

Living Room

17'3" x 13'10"

Dining Room/Snug

11'5" x 9'3"

Kitchen

10'6" x 7'2"

Bedroom

11'4" x 10'5"

Bedroom

11'5" x 9'2"

Shower Room

7'6" x 7'1"

Externally

Externally there are wrap around gardens, to the rear is a very private garden which has a lawn, patio areas and a pond. There is access to a driveway and to the garage.

Tenure

Freehold

