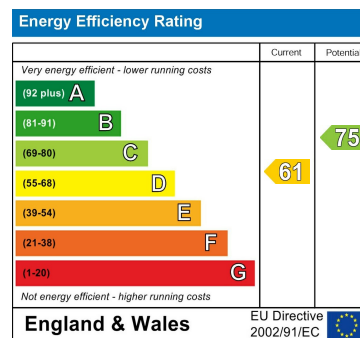




# Park Crescent, North Shields



**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 £250,000

## Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS SPACIOUS THREE BEDROOM MAISONETTE WHICH IS SITUATED WITHIN THIS SOUGHT AFTER AREA IN NORTH SHIELDS

Conveniently located close to amenities is this well presented three bedroom maisonette which is situated on this popular street in North Shields close to Tynemouth Golf Club and Northumberland Park. Boasting two reception rooms, high ceilings with decorative coving, modern kitchen, newly paved private yard and recent roof renewal.

Briefly comprising: Private entrance hallway with stairs to the first floor. The large landing offers access to a wonderful living room which boasts double windows allowing plenty of light to fill the room, high ceilings and decorative coving. Double doors lead into a dining room which overlooks the rear of the property. A modern fitted kitchen is well equipped with a gas hob, electric oven and extractor fan. A door leads to an inner lobby where there is a utility room/W.C. and stairs down to the rear yard. There is a bedroom on this floor which overlooks the front. To the top floor landing is a built in cupboard providing additional storage. There are two double bedrooms and a family bathroom which has a bath, shower over, hand basin, W.C. and a heated towel rail.

Externally to the rear is a newly paved private yard offering a pleasant outdoor space.

North Shields offers a wide range of amenities. It is close to major road links and Metro station providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus 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 as is the newly regenerated Northumberland Park ideal for pleasant walks.

### Private Entrance hallway

#### Living Room

14'0" x 12'6"

#### Dining Room

14'2" x 11'5"

#### Kitchen/Breakfast Room

12'4" x 8'11"

#### Utility/W.C.

#### Bedroom Three

9'8" x 6'2"

#### Top Floor Landing

#### Bedroom Two

11'5" x 10'4"

#### Bedroom Three

11'7" x 9'4"

#### Bathroom

6'2" x 5'7"

#### Externally

To the rear is a newly paved private yard offering a pleasant outdoor space.

#### Tenure

Leasehold

