



# Cresswell Avenue, North Shields



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		70	81
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 £370,000

## Description

EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA CLOSE TO PRESTON VILLAGE NORTH SHIELDS - NO UPPER CHAIN!

We welcome to the market this spacious four bedroom semi detached property which is conveniently located close to amenities within this sought after area. Boasting two reception rooms, extended accommodation, private garden and driveway parking with a garage.

Briefly comprising: Entrance vestibule leading to the hallway with stairs to the first floor and storage. The living room has a feature fireplace and a bay window overlooking the front of the property. The second reception room is generous in size and also has a fireplace, French doors give access out to the rear garden. The kitchen has fitted wall and base units. integrated appliances include an induction hob, double oven, extractor fan, dishwasher and fridge/freezer. A door leads to an extended garage which has a utility area. To the first floor are four generous sized bedrooms, two of which benefit from fitted wardrobes. The family bathroom comprises a bath, shower over, hand basin and W.C. There is a separate W.C. and hand basin.

Externally to the rear is a private garden laid mainly to lawn and to the front is a garden, driveway parking and a garage.

This property is ideally located with a good choice of local shops and amenities, good road and local transport links as well as excellent schooling at all levels. Also conveniently situated a short car ride to Tynemouth Village which is a highly desirable area located at the mouth of the River Tyne and has a good choice of restaurants and shops.

## Entrance Vestibule

## Hallway

## Living Room

15'6" x 12'4"

## Dining/Reception Room

15'11" x 11'6"

## Kitchen

12'6" x 7'4"

## Bedroom

16'0" x 9'4"

## Bedroom

11'11" x 11'3"

## Bedroom

17'2" x 10'0"

## Bedroom

8'6" x 7'11"

## Bathroom

8'10" x 7'10"

## W.C.

## Externally

## Tenure

Freehold

