



The Quadrant, 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	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 £190,000

Description

THREE BEDROOM END TERRACED PROPERTY OCCUPYING A GENEROUS CORNER PLOT SITUATED IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well proportioned three bedroom end terraced property situated close to amenities in North Shields. Benefitting from two reception rooms, two bathrooms and private gardens with a large driveway.

Briefly comprising: Entrance hallway with stairs to the first floor. The living room is a bright room with a bay window overlooking the front of the property and a feature fireplace housing a gas fire. To the rear is a good sized dining room which benefits from double patio doors accessing a private decked patio area. The kitchen has fitted wall and base units which includes an electric hob, oven and extractor fan. A shower room with hand basin and W.C. is accessed from the hallway.

To the first floor are three bedrooms, one of which benefits from fitted sliding wardrobes providing additional storage. The bathroom comprises a bath, hand basin and W.C.

Externally to the rear and side are private patio areas and to the front is a large driveway for multiple cars.

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 as well as good bus links. North Shields Fish Quay has an extensive range of cafés and restaurants. Tynemouth Village also offers an elite range of cafes and restaurants as well as the award winning Long Sands Beach.

Entrance Hallway

Living Room
16'11" x 12'0"

Dining Room
12'0" x 9'10"

Kitchen
11'10" x 7'3"

Shower Room

Bedroom
12'4" x 10'9"

Bedroom
12'6" x 8'10"

Bedroom
12'5" x 7'6"

Bathroom

Externally

To the rear and side are private patio areas and to the front is a large driveway for multiple cars.

Tenure
Freehold

