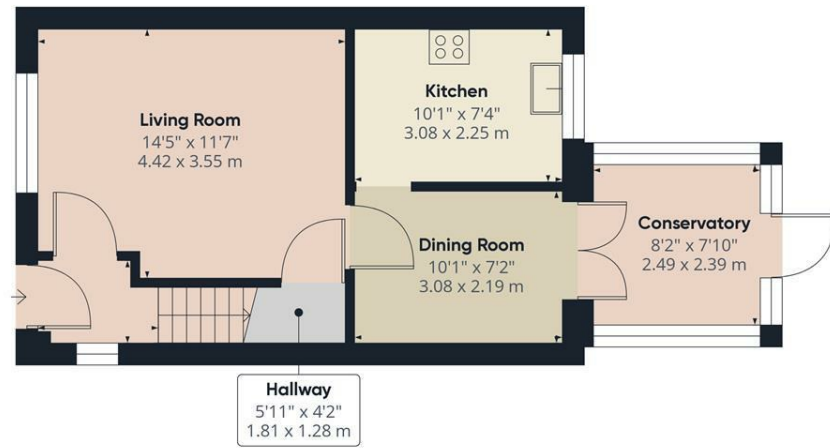
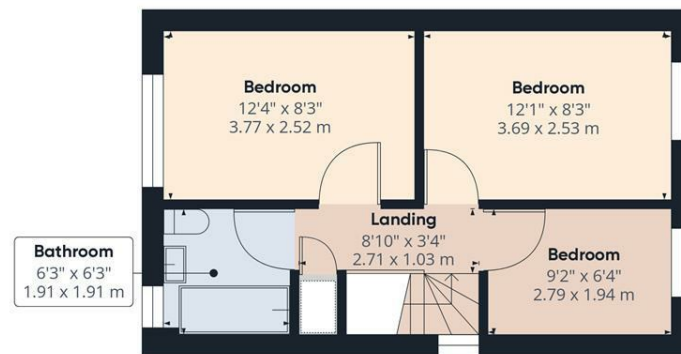




# Watch House Close, North Shields



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
752.4 ft<sup>2</sup>  
69.9 m<sup>2</sup>

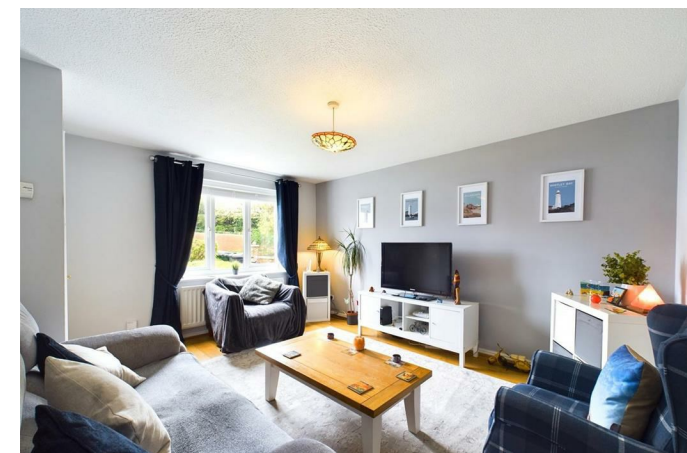
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	72	
(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 In The Region Of £220,000

## Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY WITH A SOUTH-WEST FACING GARDEN, SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this well presented three bedroom semi detached property, in North Shields. Situated in a quiet cul-de-sac upon the popular development of Royal Quays, this ideal home benefits from three connecting reception spaces, fitted kitchen and bathroom, and three good sized bedrooms, complete with a private south-west facing rear garden and driveway parking.

Briefly comprising: Entrance vestibule with stairs to the first floor, and door into the living room. Cool grey decor welcomes you into the ample living space, equipped with large picture window overlooking the front of the property, and an integral under stair cupboard, from here the dining room can be accessed. Well sized, the dining room offers space to accommodate a four seater dining table and chairs, whilst also offering access to both the kitchen and conservatory.

The kitchen itself, offers a range of fitted wall and base units incorporating an extractor hood and sink, as well as designated space for appliances throughout.

Progressing back through the dining room, the conservatory is situated to the rear of the home. A real asset to the property, the conservatory acts as a third reception space and offering direct access into the garden.

To the first floor, three good sized bedrooms, two of which are doubles, family bathroom and integral storage cupboards connect to the central landing. The modern bathroom has been recently upgraded, and comprises a bath with shower overhead, pedestal hand basin, W.C. and heated towel rail.

Externally, to the rear is the private and secluded south-west facing garden with patio, lawn, mature shrub borders and secure fenced boundary. As the patio tucks round the conservatory, further storage space is available, alongside the large garden shed. To the front of the home, which can be accessed from the rear garden via the side gate, the property benefits further from a paved double driveway, and small lawned garden with hedge boundary.

Situated within a quiet cul-de-sac, the property's location is ideal. Accessible via walkways within the development, Royal Quays Marina is a pleasant seven minute walk, complete with local cafe to be enjoyed all year round. North Shields offers a wide range of amenities. It is close to major road and rail links, as well as North Shields Ferry Landing, providing ease of access to other local towns, the coast and Newcastle City centre. The property is a short drive to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands Beach. The vibrant Fish Quay and the newly regenerated Northumberland Park are also close by.

### Entrance Hall

5'11" x 4'2"

### Living Room

14'6" x 11'7"

### Dining Room

10'1" x 7'2"

### Kitchen

10'1" x 7'4"

### Conservatory

8'2" x 7'10"

### Landing

8'10" x 3'4"

### Bedroom One

12'4" x 8'3"

### Bedroom Two

12'1" x 8'3"

### Bedroom Three

9'1" x 6'4"

### Bathroom

6'3" x 6'3"

### Rear Garden

### Tenure

Freehold

