

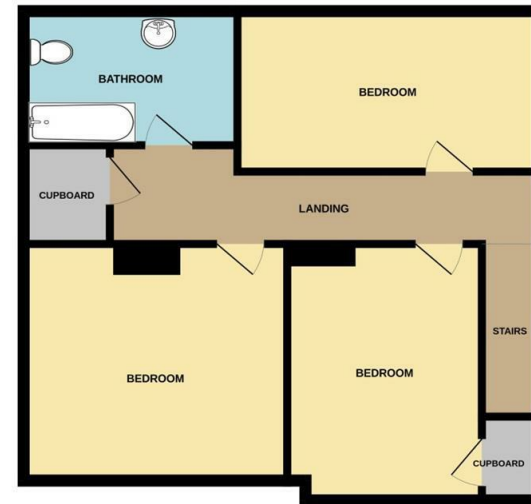


Bridge Road South, North Shields

GROUND FLOOR



1ST 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		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(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 £140,000

Description

WELL PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN NORTH SHIELDS

We welcome to the market this three bedroom semi detached property which is conveniently located close to amenities in North Shields. Offering good sized accommodation, kitchen/diner and private garden with off street parking.

Briefly comprising: Entrance to a generous sized hallway which benefits from two storage cupboards. The living room features a fireplace and overlooks the front garden. To the rear is an open plan kitchen/diner which has fitted wall and base units, a door leads out to the rear garden. A separate W.C. is accessed from the hallway. To the first floor are three double bedrooms and family bathroom comprising a bath, shower over, hand basin and W.C.

Externally to the rear is a private garden and parking space. To the front is a lawn with driveway access to the rear.

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.

Private Entrance Hallway

Living Room
13'2" x 11'10"

Kitchen/Diner
24'2" x 11'9"

W.C.

Bedroom One
16'6" x 8'2"

Bedroom Two
13'5" x 10'7"

Bedroom Three
13'1" x 11'11"

Bathroom
10'9" x 6'3"

Externally

To the rear is a private garden and parking space. To the front is a lawn with driveway access to the rear.

Tenure
Freehold

