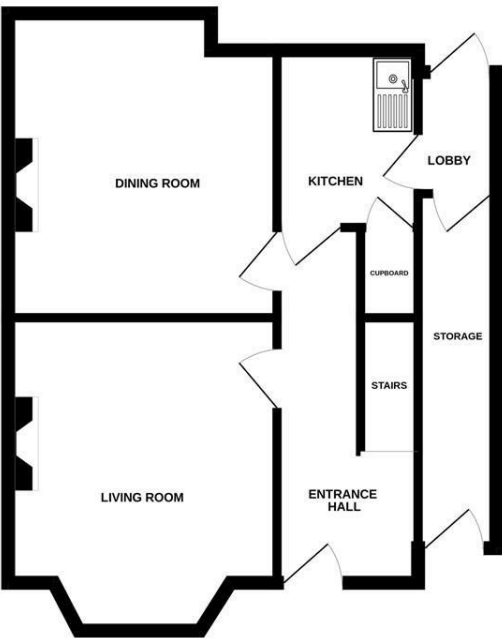


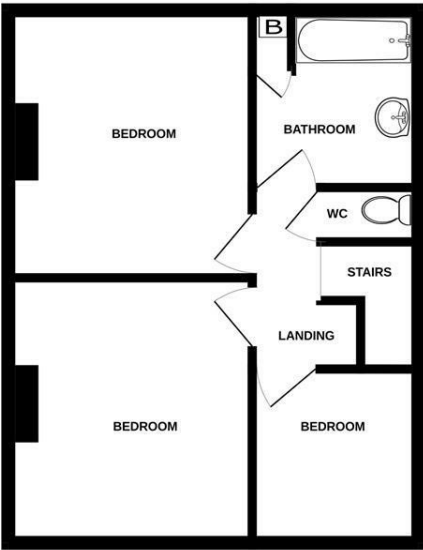


Bolingbroke Road, North Shields

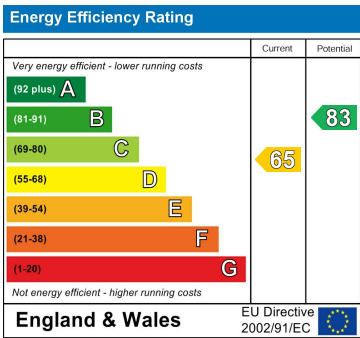
GROUND FLOOR



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.  
Made with Metropix ©2025



**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 £160,000



Description

PLEASE SUBMIT YOUR BEST AND FINAL OFFERS BY THURSDAY 20TH MARCH 2025 AT 12PM

THREE BEDROOM SEMI DETACHED PROPERTY SHOWING FANTASTIC POTENTIAL WITH A WEST FACING GARDEN SITUATED IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this three bedroom semi detached property situated within this popular residential area in North Shields, priced to allow for some refurbishment. Benefitting from two reception rooms, west facing garden and driveway parking. The family feel and potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Briefly comprising: Entrance hallway with stairs to the first floor. The living room has a bay window with wooden stained glass windows overlooking the front of the property. To the rear is another reception room offering views over the rear garden and the kitchen which gives access to an inner walkway out to the rear garden. To the first floor are three bedrooms, two of which are good sized doubles. The bathroom comprises a bath with shower over and a hand basin, there is a separate W.C.

Externally to the rear is a private west facing garden and to the front is driveway parking.

Located in North Shields this property is within walking distance to good local shops, schools and close to major road links providing ease of access to other local towns, the coast and Newcastle City Centre. Tynemouth Village is also within easy reach offering a good selection of local shops and restaurants as well as the award winning Long Sands Beach.

Entrance Hallway

Living Room  
14'2" x 11'9"

Dining Room  
13'9" x 12'2"

Kitchen  
7'9" x 5'10"

Bedroom One  
11'9" x 10'8"

Bedroom Two  
11'9" x 10'8"

Bedroom Three  
7'8" x 4'3"

Bathroom  
7'5" x 4'8"

Externally  
To the rear is a private west facing garden and to the front is a garden with driveway parking.

Tenure  
Freehold

