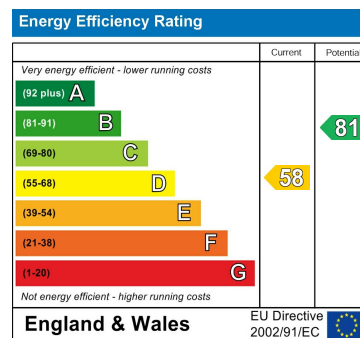




# Walton Avenue, North Shields



### 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.

Asking Price £360,000



## Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A GENEROUS PLOT SITUATED WITHIN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this spacious three bedroom semi detached property which is conveniently located close to amenities in North Shields and Preston Village. Boasting three reception rooms, gardens to front and rear and a large garage including a workshop.

Briefly comprising: Entrance to a welcoming hallway where stairs lead to the first floor. The living room features a bay window overlooking the front of the property and has a fireplace housing an electric fire. To the rear is another reception room which is bright and airy with views over the rear garden, there is also a fireplace with a gas fire. A further reception room is being utilised as a dining room and also has views over the garden. The kitchen has fitted units and a walk in pantry providing additional storage, a door gives access out to the side of the property as well as a door to a separate W.C.

To the first floor are three bedrooms, two of which are generous sized doubles and all benefit from fitted cupboards/wardrobes. The bathroom comprises a bath, hand basin and a separate W.C.

Externally to the rear is a private garden laid mainly to lawn, planted borders, access to the large garage and workshop as well as side access to the front. To the front is a well maintained garden, block paved driveway and 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 Hallway

### Living Room

14'4" x 12'1"

### Reception Room

14'8" x 12'9"

### Dining Room

9'7" x 6'9"

### Kitchen

12'9" x 7'0"

### Larder

6'2" x 5'4"

### W.C.

### Bedroom One

12'10" x 12'6"

### Bedroom Two

11'6" x 10'11"

### Bedroom Three

8'3" x 7'11"

### Bathroom

8'5" x 6'7"

### W.C.

### Externally

Externally to the rear is a private garden laid mainly to lawn, planted borders, access to the large garage and workshop as well as side access to the front. To the front is a well maintained garden, block paved driveway and garage.

### Tenure

Freehold

