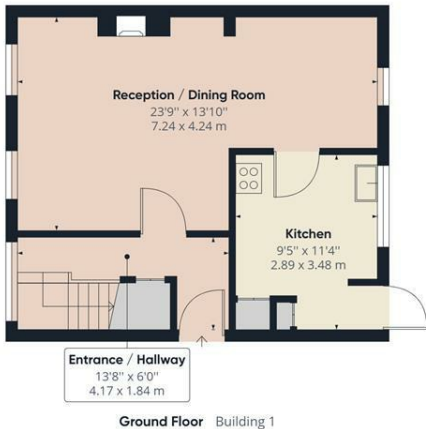




Angerton Avenue, North Shields

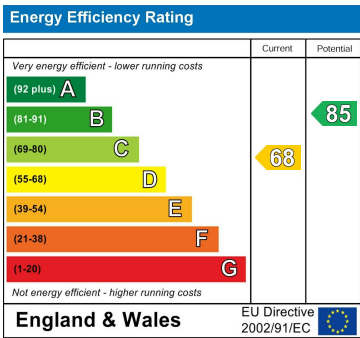
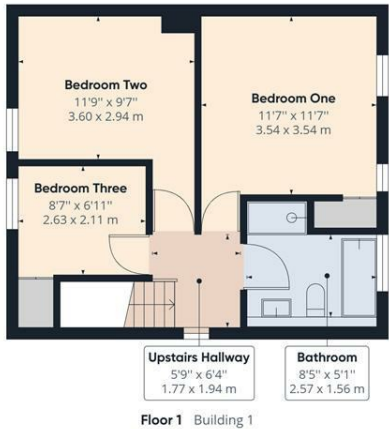


Approximate total area⁽¹⁾
906.76 ft²
84.24 m²

(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.

GIRAFFE 360



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 £279,950

Description

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY OCCUPYING A GENEROUS SIZED CORNER PLOT SITUATED IN THE POPULAR MARDEN ESTATE

Brannen and Partners are delighted to welcome to the market this well presented three bedroom property. Benefitting from good sized accommodation throughout, newly fitted luxury bathroom, private gardens and driveway parking.

Briefly comprising: Entrance hallway leading to an open plan living/dining room featuring an attractive fireplace with a log burning stove and patio doors opening out to a patio area within the rear garden. The modern kitchen has fitted wall and base units which includes an integrated fridge/freezer, electric hob, oven and extractor fan. There is also access to the rear garden.

To the first floor are three bedrooms, two of which have built in cupboards providing additional storage. There is a newly fitted bathroom which is beautifully designed comprising a bath, separate walk in shower, W.C. vanity unit housing a hand basin and a heated towel rail.

Externally this property benefits from gardens which wrap around three sides including lawns, patio, outhouses and driveway parking.

Marden Estate is a popular residential area close to the beautiful North East coastline. Set between the two very popular towns Whitley Bay and Tynemouth. Marden Estate has good nearby schools and excellent local transport links. This area is popular with families as it is within easy reach of highly regarded schools.

Entrance Hallway

Living/Dining Room
13'9" x 13'11" / 9'7" x 31'6"

Kitchen
11'5" x 9'6"

Landing

Bedroom One
11'8" x 11'7"

Bedroom Two
11'10" x 9'8"

Bedroom Three
8'8" x 7'0"

Bathroom
8'5" x 5'9"

Externally
This property benefits from gardens which wrap around three sides including lawns, patio, outhouses and driveway parking.

Tenure
Freehold

