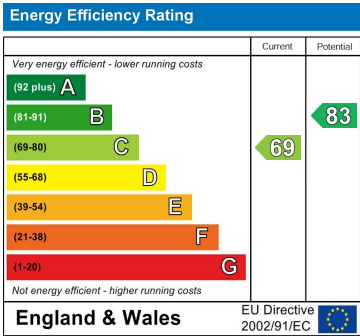




Campville, North Shields



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.

Price Guide £349,950

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME
TUCKED WITHIN A QUIET CUL-DE-SAC IN THE SOUGHT AFTER AREA
OF NORTH SHIELDS

Brannen & Partners are delighted to bring to the market this well presented three bedroom semi detached family home, perfectly positioned within a quiet cul-de-sac. Boasting sizeable accommodation throughout, the home benefits from two generous connecting reception rooms, three good sized bedrooms, convenient downstairs WC, upgraded kitchen and bathroom, complete with considerable gardens to the front and rear, driveway parking and detached single garage.

Briefly comprising: Practical entrance porch connects to the welcoming hallway with stairs to the first floor and access to both the living space and downstairs WC. To the right, the initial reception room sits to the front of the property. Presenting a a vibrant and warm colour scheme, the inviting living room is furnished with a feature fireplace and large bay window, offering a relaxing space to unwind. Connected by a large archway creating an open channel for natural light, the rear reception room mirrors the design of the first, housing a further feature fireplace and alcove storage. French doors provide direct access to the rear garden, whilst a further door leads to the kitchen.

Upgraded by the current owners, the contemporary kitchen houses several high gloss fitted wall, base and drawer units framed with granite effect worktops. Integral appliances include: extractor hood, oven, hob and sink, as well as designated space for an American style fridge freezer and washing machine.

Upon the first floor, the landing provides access to the three bedrooms and family bathroom. Two of the three bedrooms are doubles with the primary bedroom housing fitted wardrobes. Completing the first floor, the sizeable family bathroom has also been refurbished by the current owners. Furnished with an integral bath with rainfall shower overhead, vanity wash basin with storage beneath, WC and heated towel rail, the monochrome design is modern and light.

Externally the substantial rear garden, initially presents decking with raised paved areas beyond this and access to the garage and front of the home. To the front of the home, a south facing lawned area sits aside the driveway.

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. North Shields Fish Quay has an extensive range of cafés and restaurants, Tynemouth Village is also within walking distance and offers an elite range of cafes and restaurants as well as the award winning Long Sands Beach.

Entrance Porch
7'0" x 3'4"

Hallway
6'2" x 13'4"

Living Room
13'0" x 13'4"

Dining Room
11'5" x 13'5"

Kitchen
7'0" x 12'9"

WC
6'3" x 3'10"

Landing
4'8" x 7'10"

Bedroom One
10'2" x 12'4"

Bedroom Two
11'6" x 10'8"

Bedroom Three
7'10" x 8'8"

Bathroom
7'10" x 6'0"

Garage
9'5" x 17'0"

Front & Rear Garden

Tenure
Freehold

