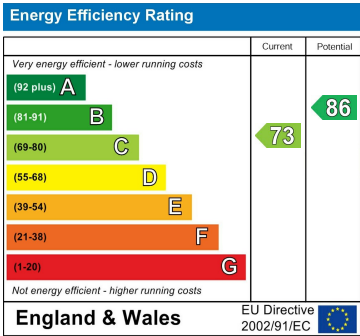




Chirton Dene Way, North Shields



**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.

Offers Over £240,000



Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM END LINK PROPERTY OCCUPYING A SUNNY POSITION SITUATED WITHIN THIS POPULAR DEVELOPMENT AROUND THE ROYAL QUAYS MARINA.

Brannen & Partners are delighted to welcome to the market this immaculately presented three bedroom property benefitting from quality fixtures and fittings with an extended kitchen/diner creating a light and airy space. The good sized rear garden includes a versatile garden room with electric.

Briefly comprising: Entrance hallway with access to the downstairs cloaks with W.C. and fitted hand basin. Leading on from the hallway is the bright and spacious living room with feature fireplace and stairs leading to the first floor. From the living room is the spacious dining/ kitchen with an island and patio door leading out into the rear garden. The kitchen is comprised of quality fixtures and fittings including an integrated oven, microwave, dishwasher and space for a large American style fridge/freezer. To the first floor there are three bedrooms and a bathroom. Two of the bedrooms are of double size with fitted wardrobes.

Externally there are gardens front and rear as well as off street parking to the rear. The private and fenced garden to the front is south facing. There is side access which leads to the ample sized rear garden with a good size patio area and lawn and an added benefit of the garden room, which offers a versatile space for working from home having mains electric.

The property is ideally situated close to the Royal Quays Marina which is a pleasant walk away complete with local cafe to be enjoyed all year round. North Shields offers a wide range of amenities. It is close to major road and rail links, as well as North Shields Ferry Landing, providing ease of access to other local towns, the coast and Newcastle City centre. The property is a short drive to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands Beach. The vibrant Fish Quay can also be easily accessed.

Hallway  
3'0" x 6'4"

W.C  
2'11" x6'3"

Living room  
14'10" x 15'9"

Kitchen/Dining  
14'10" x 8'8"

Bedroom One  
8'6" x 13'10"

Bedroom Two  
8'6" x 10'8"

Bedroom Three  
6'0" x 9'8"

Bathroom  
5'10" x 5'6"

External  
Front and rear gardens with parking to the rear.

Garden Room  
Garden room with electricity.

Tenure  
Freehold

