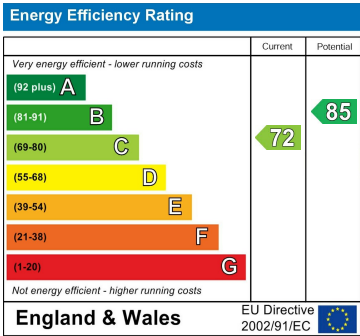




Whitby Street, North Shields



**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 £280,000



Description

SPACIOUS AND WELL PRESENTED PERIOD THREE BEDROOM MID TERRACED PROPERTY, PERFECTLY POSITIONED WITHIN A SOUGHT AFTER AREA OF NORTH SHIELDS

Brannen & Partners welcomes to the market this spacious three bedroom mid terraced property situated in North Shields, close to excellent transport links. Benefitting from two ample reception rooms, contemporary kitchen, practical utility room, downstairs shower room, three good sized bedrooms and family bathroom, this deceptively large property is complete with a generous rear yard.

Briefly comprising: Practical entrance vestibule leads into the generous size hallway, which provides access to both reception rooms and stairs to the first floor.

Positioned to the front of the home, the bright and inviting living room houses a tall picture window, flooding the space with natural light. Period features of the ceiling cornicing, picture rail and panelling to the window have been restored, contrasting perfectly with the feature decoratively tiled fireplace and colourful decor to create a modern feel.

Progressing down the hallway, the secondary reception space opens up, connected seamlessly by exposed original floorboards. Currently utilised as a generous dining area, the room continues the interior design of the living space and offers direct access to the rear yard and kitchen, in addition to integral under stair storage.

Moving towards the rear of the home, the contemporary kitchen presents a light and neutral design of cream shaker style cabinetry, framed with wood effect worktops. The thoughtful configuration integrates an eye level double oven, electric hob, extractor hood, dishwasher, fridge freezer and sink, as well as plenty of storage.

Beyond the kitchen, the utility continues the kitchen's cabinetry and worktops, paired with under counter space for appliances and access to both the shower room and rear yard. Benefitting from W.C, walk in shower, heated towel rail and vanity wash basin with storage, the downstairs shower room features a sleek grey design.

To the first floor, the L shaped landing creates an open feel, whilst connecting to all three bedrooms and family bathroom. All three bedrooms can accommodate a double bed, with the front facing bedroom additionally housing fitted storage. Completing the home, there is a tiled family bathroom benefitting from bath, W.C, pedestal hand basin, and heated towel rail.

Externally to the rear, is a large uninterrupted private yard offers a southerly aspect with roller door access to the rear lane, giving the option of off street parking to the new owner. Recently fitted composite decking provides an initial raised area accessed from the home, before dropping down and tucking around to accommodate a large purpose built outbuilding and pergola. The yard also houses a water tap and external powerpoints, whilst the outbuilding houses internal power, making this the ideal home office during the summer months.

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 as well as good bus and metro links. The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. Tynemouth Golf Club is a few minutes walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

Entry  
5'9" x 3'10"

Hallway  
8'6" x 3'10"

Living Room  
14'6" x 12'10"

Dining Room  
14'5" x 9'9"

Kitchen  
9'9" x 7'8"

Utility Room  
6'6" x 7'8"

Shower Room  
3'0" x 7'8"

Landing  
9'3" x 5'10"

Bedroom One  
14'6" x 9'8"

Bedroom Two  
9'11" x 9'7"

Bedroom Three  
10'5" x 5'11"

Bathroom  
4'1" x 7'6"

Rear Yard

Tenure  
Freehold

