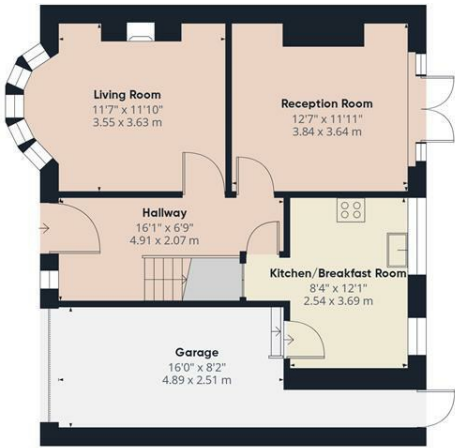
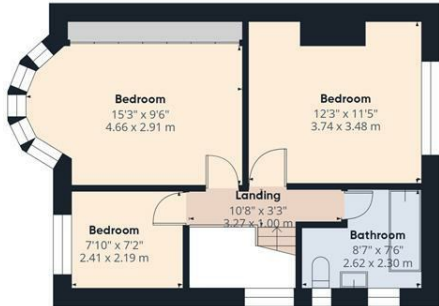




Regent Terrace, North Shields



Ground Floor



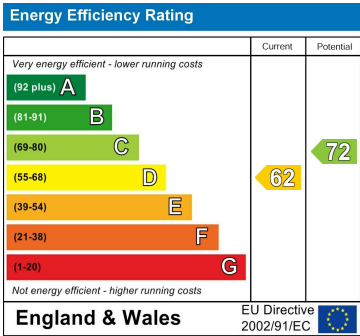
Floor 1

Approximate total area<sup>(1)</sup>  
1108 ft<sup>2</sup>  
103 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 £240,000



Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS ATTRACTIVE THREE BEDROOM SEMI DETACHED FAMILY HOME WITH A WESTERLY FACING GARDEN SITUATED IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this well presented three bedroom semi detached property, conveniently located close to local shops and amenities in North Shields. Boasting two reception rooms, good sized accommodation, westerly facing garden with open aspect, driveway parking and a garage.

Briefly comprising: Entrance to a welcoming hallway which gives access to all ground floor rooms as well as stairs leading to the first floor. To the front of the property is a comfortable reception room featuring a bay window and a fireplace housing an electric fire. Offering views over the rear garden is an inviting second reception room with a further fireplace, full height glazing and double doors allow plenty of light to fill the room as well as opening out to a patio area. The well equipped kitchen/breakfast room has a good range of fitted wall and base units which includes an integrated electric hob, double oven and extractor fan. A door leads to the garage where there is a remote electric door to the front driveway and a door to the rear garden.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are good sized doubles and benefit from fitted wardrobes providing additional storage. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally to the rear is a generous sized and well maintained westerly facing garden, laid to lawn with a patio area and mature planting. To the front is driveway parking and a garage.

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 links. North Shields Fish Quay is only a short distance away and has an extensive range of cafés and restaurants. Tynemouth Village is also nearby, offering an elite range of cafes and restaurants as well as the award winning Long Sands Beach.

Entrance Hallway

Living Room  
11'10" x 11'7"

Reception Room  
12'7" x 11'11"

Kitchen/Breakfast Room  
12'1" x 8'3"

Bedroom One  
15'3" x 9'6"

Bedroom Two  
12'3" x 11'5"

Bedroom Three  
7'10" x 7'2"

Bathroom  
8'7" x 7'6"

Externally  
Externally to the rear is a generous sized and well maintained westerly facing garden, laid to lawn with a patio area and mature planting. To the front is driveway parking and a garage.

Tenure  
Freehold

