



Chirton Hill Drive, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 £195,000

Description

SPACIOUS TWO BEDROOM SEMI DETACHED DUTCH BUNGALOW SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We welcome to the market this well presented two bedroom Dutch bungalow located close to local shops and amenities in North Shields. Benefitting from good sized accommodation, conservatory, private garden, driveway parking and a garage.

Briefly comprising: Entrance hallway leading to all ground floor rooms and stairs to the first floor. The open plan lounge/diner offers a generous amount of space with a large window overlooking the front of the property. An attractive fireplace houses a gas fire in the living area and sliding patio doors from the dining area access the conservatory which gives views over the rear garden. The modern kitchen is well equipped with fitted wall and base units, integrated appliances include an electric hob, oven, extractor fan and fridge. Completing the ground floor is the bathroom comprising a bath with shower over, hand basin, W.C. and heated towel rail.

To the first floor are two double bedrooms which both benefit from fitted wardrobes providing additional storage.

Externally to the rear is a private garden laid to lawn and to the front is a garden, driveway parking and a garage.

Located in North Shields this property is within walking distance to good local shops, schools and amenities. Tynemouth Village is also within easy reach offering a good selection of local shops and restaurants as well as the award winning Long Sands beach.

Entrance Hallway

Living Room
14'9" x 11'10"

Dining Room
11'10" x 9'9"

Conservatory
9'8" x 8'3"

Kitchen
9'8" x 8'6"

Bathroom
8'6" x 4'6"

Bedroom One
13'3" x 11'11"

Bedroom Two
13'5" x 8'6"

Externally
To the rear is a private garden laid to lawn and to the front is a garden, driveway parking and a garage.

Tenure
Freehold

