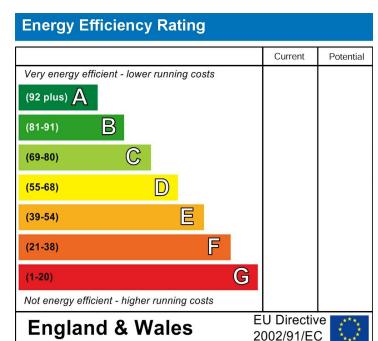




## Washington Terrace, North Shields



### 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 £520,000**

## Description

STUNNING FOUR BEDROOM PERIOD PROPERTY SET OVER THREE FLOORS SITUATED WITHIN THIS SOUGHT AFTER AREA IN NORTH SHIELDS CLOSE TO TYNEMOUTH OFFERED WITH NO UPPER CHAIN

Brannen and Partners welcome to the market this beautifully appointed four bedroom terraced family home situated in North Shields and a short walk into Tynemouth. Boasting spacious accommodation set over three floors, stylishly designed showing a modern mix whilst still retaining many period features. Must be seen to appreciate the standard of finish.

Briefly comprising: Entrance vestibule leading to a welcoming hallway leading to all ground floor rooms and stairs to the first floor. Overlooking the front of the property is an impressive living room offering a generous amount of space, featuring high ceilings, decorative coving, ceiling rose, picture rail, large bay window and fireplace housing a gas fire. A further reception room to the rear is another attractive space which is being used as a dining room, there is an open fireplace housing a log burning stove and an opening to the kitchen/breakfast room. The well equipped kitchen features a vaulted ceiling with Velux windows allowing plenty of light to fill the room. There are a good range of wall and base units with wooden worktops, a central island provides storage as well as seating. Integrated appliances include a five ring gas hob, electric double oven, extractor hood, space for a fridge/freezer, plumbing for a washing machine and dishwasher.

To the first floor is a spacious split landing giving access to three bedrooms and family bathroom. Two of the bedrooms are large doubles, one of which has a bay window to the front. The well proportioned family bathroom comprises a free standing bath, separate walk in shower, hand basin and W.C.

The top floor landing offers a useful space which is currently being utilised as a work area. The large double bedroom is bright and airy with Velux windows and built in eaves storage. A separate modern shower room comprises a step in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a private yard offering a pleasant seating area with an artificial lawn and access out to the rear lane. To the front is a low maintenance town garden.

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. 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 regenerated Northumberland Park ideal for pleasant walks.

### Entrance Vestibule

### Hallway

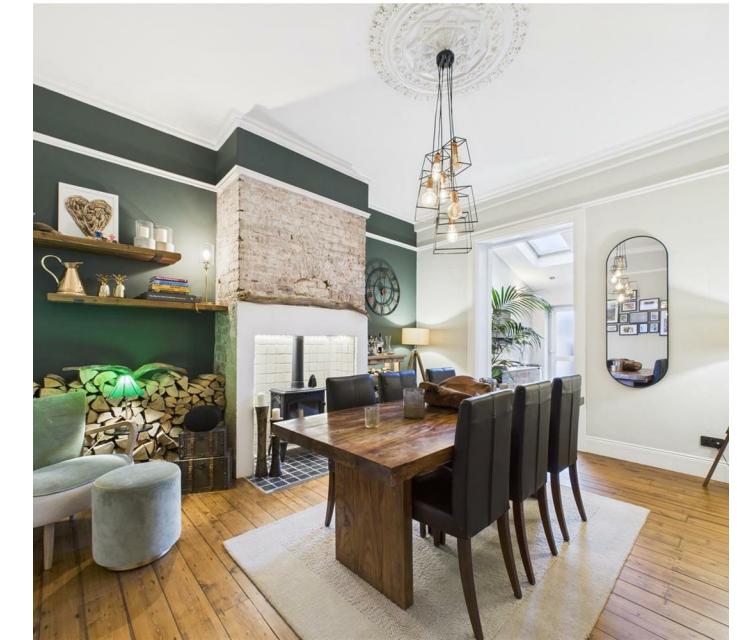
### Living Room

16'0" x 13'10"



### Dining Room

15'1" x 13'2"



### Kitchen/Breakfast

19'4" x 10'7"

### Bedroom One

14'2" x 13'2"

### Bedroom Two

15'5" x 12'0"

### Bedroom Three

10'8" x 6'9"

### Bathroom

10'9" x 7'11"

### Bedroom Four

20'4" x 10'11"

### Shower Room

8'6" x 7'6"

### Externally

Externally to the rear is a private yard offering a pleasant seating area with an artificial lawn and access out to the rear lane. To the front is a low maintenance town garden.

### Tenure

Freehold

