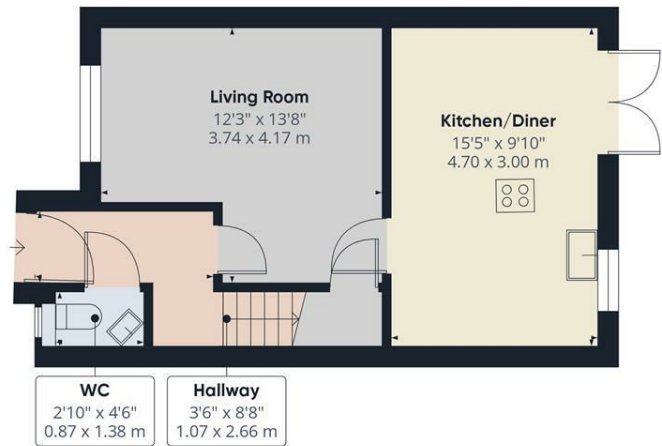
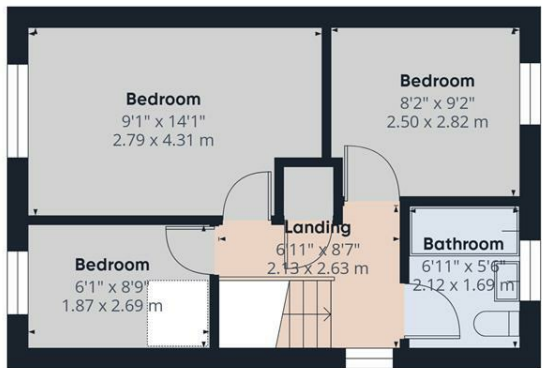




Warrington Grove, North Shields



Ground Floor



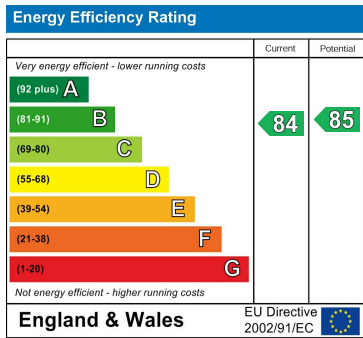
Floor 1

Approximate total area⁽¹⁾
709 ft²
65.9 m²

(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



Offers Over £189,950

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.

Description

WELL PRESENTED THREE BEDROOM DETACHED PROPERTY WITH GARAGE SITUATED WITHIN A RESIDENTIAL DEVELOPMENT IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented three bedroom detached property with a garage situated in North Shields. Benefitting from good sized accommodation, freshly decorated throughout, new carpets, private garden and garage.

Briefly comprising: Entrance to a welcoming hallway which leads to the living room, stairs to the first floor and access to a separate W.C. Overlooking the front of the property is a bright and airy living room which benefits from a built in storage cupboard. The well equipped kitchen/diner offers a sociable space with fitted wall and base units and a peninsular for seating. Integrated appliances include a gas hob, oven, extractor hood, microwave, fridge/freezer and dishwasher. Double doors offer access out to the rear garden.

To the first floor are three bedrooms and bathroom which comprises a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a good sized garden with lawn, paved patio and access to the garage. To the front is a lawned garden and two parking spaces to the side of the property.

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 a short distance away and has an extensive range of cafés and restaurants. Tynemouth Village is also a short drive and offers an elite range of cafe's and restaurants as well as the award winning Long Sands Beach.

Entrance Hallway

W.C.

Living Room
13'8" x 12'3"

Kitchen/Diner
15'5" x 9'10"

Bedroom One
14'1" x 9'1"

Bedroom Two
9'3" x 8'2"

Bedroom Three
8'9" x 6'1"

Bathroom
6'11" x 5'6"

Externally

To the rear is a good sized garden with lawn, paved patio and access to the garage. To the front is a lawned garden and two parking spaces to the side of the property.

Tenure
Freehold

