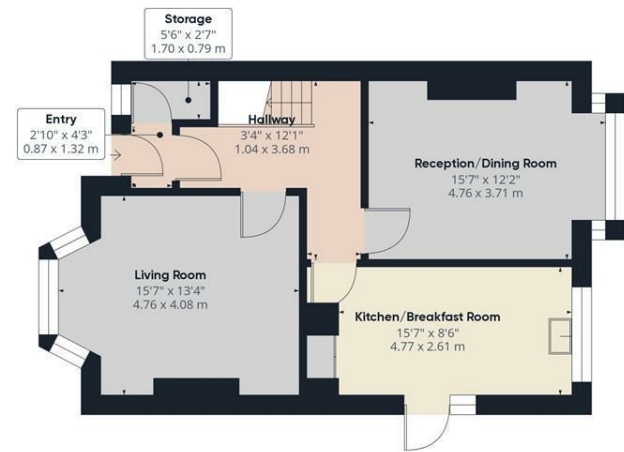
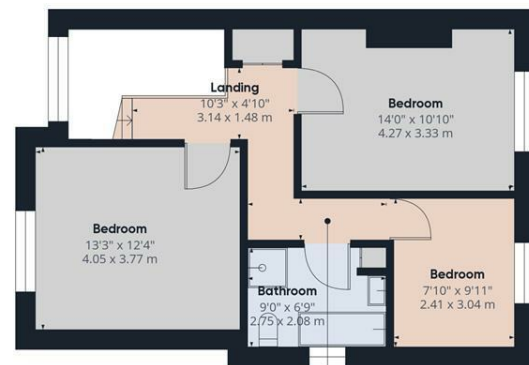




Otterburn Road, North Shields



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1174.56 ft²
109.12 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(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 £375,000

Description

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR LOCATION CLOSE TO PRESTON VILLAGE OFFERED WITH NO UPPER CHAIN

Brannen and Partners are delighted to welcome to the market this three bedroom semi detached family home situated within this sought after residential area close to Preston Village in North Shields. Benefitting from spacious accommodation, two reception rooms and Westerly facing garden. The family feel and potential of this property makes for an exciting opportunity which can only be truly appreciated by viewing.

Briefly comprising: Entrance vestibule with a walk in storage cupboard. The hallway is a good size and offers access to all rooms and stairs to the first floor. The living room has a feature fireplace and a bay window overlooking the front of the property, a second reception room has a feature fireplace and a box bay window offering views over the rear garden. The kitchen/breakfast room has fitted units and a door opens out to the rear garden. To the first floor are three bedrooms, two of which benefit from fitted wardrobes. The bathroom comprises a bath, separate shower, hand basin and W.C.

Externally to the rear is a low maintenance Westerly facing garden. To the front is a garden, driveway parking and a garage.

This property is ideally located with a good choice of local shops and amenities, good road and local transport links as well as excellent schooling at all levels. Also conveniently situated a short car ride to Tynemouth Village which is a highly desirable area located at the mouth of the River Tyne and has a good choice of restaurants and shops.

Entrance Vestibule

Hallway

Living Room

15'7" x 13'4"

Dining Room

15'7" x 12'2"

Kitchen/Breakfast Room

15'7" x 8'6"

Bedroom

13'3" x 12'4"

Bedroom

14'0" x 10'11"

Bedroom

9'11" x 7'10"

Bathroom

9'0" x 6'9"

Externally

Externally to the rear is a low maintenance Westerly facing garden. To the front is a garden, driveway parking and a garage.

Tenure

Freehold

