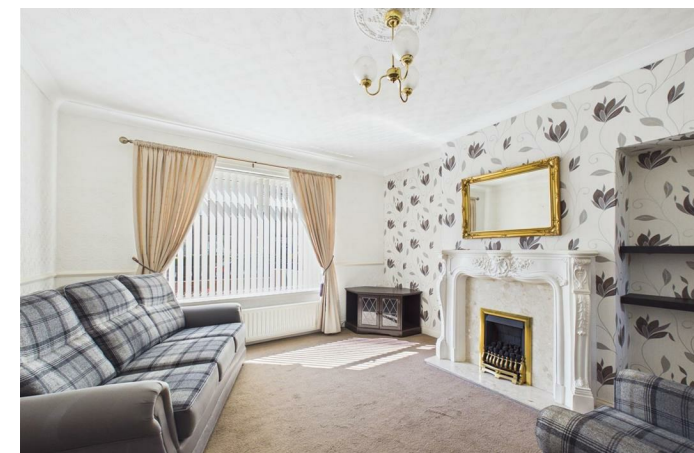




Ford Avenue, North Shields



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.

Offers Over £170,000

Description

WELL PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS RESIDENTIAL AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We welcome to the market this well presented three bedroom semi detached property situated in North Shields. Benefitting from good sized accommodation, private gardens to the front and rear, outhouse and driveway parking.

Briefly comprising: Entrance hallway leading to the open plan lounge/diner, offering a dual aspect with a fireplace housing a gas fire. Towards the rear of the property is the kitchen/breakfast room with fitted wall and base units, integrated appliances include a gas hob and electric oven. A door offers access out to the rear garden and outhouse.

To the first floor are three bedrooms and bathroom. Two of the bedrooms are doubles in size, one of which benefits 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 private garden laid to lawn with a paved patio. An outhouse offers further storage space as well as a workshop. To the front is a low maintenance garden, driveway parking and access to the outhouse.

North Shields is a sought after residential area and has great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and local shops, a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

Entrance Hallway

Lounge/Diner
23'1" x 11'2"

Kitchen/Breakfast
10'7" x 10'1"

Bedroom One
13'4" x 9'3"

Bedroom Two
10'11" x 9'4"

Bedroom Three
9'4" x 7'8"

Bathroom
7'10" x 7'7"

Externally

Externally to the rear is a private garden laid to lawn with a paved patio. An outhouse offers further storage space as well as a workshop. To the front is a low maintenance garden, driveway parking and access to the outhouse.

Tenure
Freehold

