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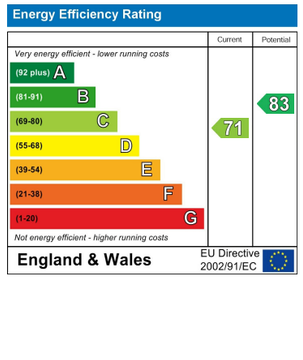
Cleveland Crescent, North Shields











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 £340,000

Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS ATTRACTIVE THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED WITHIN THIS SOUGHT AFTER AREA IN NORTH SHIELDS

Brannen & Partners are delighted to welcome to the market this well presented three bedroom home situated in North Shields, conveniently positioned close to local shops and amenities, whilst enjoying a peaceful location. Boasting good sized accommodation, stylish fitted shutters, stained glass windows and large westerly facing private garden.

Briefly comprising: Entrance to an inviting hallway featuring quality panelling which continues up to the first floor. To the front of the property is the living room, offering a comfortable space with a bay window, stripped floorboards, decorative coving, picture rail and attractive fireplace housing a log burning stove. Overlooking the rear garden is the kitchen/diner, fitted wall and base units provide storage as well as integrated appliances which includes a gas hob, extractor hood, double oven and fridge/freezer. A set of French doors open out to a patio area within the rear garden. To complete the ground floor is a handy utility room providing additional storage, sink, plumbing for a washing machine and access out to the rear garden.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are doubles in size and both feature decorative fireplaces. The bathroom comprises a corner bath, separate step in shower, hand basin and W.C.

Externally to the rear is a well proportioned westerly facing garden, sectioned to offer a planting area at the bottom with a greenhouse and timber shed. The remaining part of the garden has a lawn, paved patio and timber decking. Side access leads to the front where there is a low maintenance garden.

Positioned within a sought after residential area in North Shields. Benefitting from 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 pleasant walk or 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

Living Room
12'9" x 12'2"

Kitchen/Diner
13'4" x 12'7"

Utility Room
9'10" x 6'5"

Bedroom One
12'2" x 12'2"

Bedroom Two
13'3" x 12'1"

Bedroom Three
8'4" x 7'2"

Bathroom
8'9" x 7'3"

Externally
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Tenure
Freehold



