



# Honiton Way, 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.

Price Guide £175,000

## Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS

We welcome to the market this well presented three bedroom semi detached property situated within this popular area in North Shields. Benefitting from good sized accommodation, kitchen/diner, modern bathroom and private low maintenance garden.

Briefly comprising: Entrance to a welcoming hallway leading to the living room, overlooking the front of the property this room offers a comfortable space featuring a large window and fireplace with an electric fire. Towards the rear is the kitchen/diner, fitted wall and base units provide storage as well as a breakfast bar offering seating and storage. Integrated appliances include an electric hob and oven with space for a fridge/freezer and plumbing for a washing machine. A door offers 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 the modern bathroom is fully tiled comprising a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a low maintenance garden, timber decking offers a pleasant seating area and a timber shed for storage. To the front is a private garden laid to lawn with hedging.

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

**Living Room**  
13'1" x 11'3"

**Kitchen/Diner**  
17'3" x 9'4"

**Bedroom One**  
12'8" x 10'5"

**Bedroom Two**  
10'4" x 8'11"

**Bedroom Three**  
9'6" x 6'5"

**Bathroom**  
6'4" x 5'5"

## Externally

Externally to the rear is a low maintenance garden, timber decking offers a pleasant seating area and a timber shed for storage. To the front is a private garden laid to lawn with hedging.

**Tenure**  
Freehold

