



## Cranbourne Grove

North Shields, NE30 3NB

Offers Over £330,000



Spacious semi-detached family home located in the ever-popular Marden Estate, close to all local amenities and transport links.

The house comprises entrance hall; kitchen, living room, dining room and conservatory to the ground floor, with linked garage providing parking and utility area, as well as rear door to the good-sized gardens which are also accessible from the conservatory.

To the first floor there are two large double bedrooms with storage, a small third bedroom; modern shower room and separate wc.

The house is double-glazed with gas central heating, and has plenty of potential to update and create a flexible living space.

There is no upward chain.



Entrance Hall 6'5" x 13'1" (1.97 x 4.00)

Welcoming entrance way with stairs to the first floor, storage cupboard and access through to:

Living Room 13'7" x 13'1" (4.16m x 4.00m)

With bay to the front aspect, feature fireplace and double doors through to:

Dining Room 11'3" x 10'9" (3.43 x 3.29)

Good-sized room with access through to the kitchen and also the:

Conservatory 8'11" x 10'1" (2.73 x 3.09)

A bright room with views and access to garden.

Kitchen 8'9" x 10'9" (2.69 x 3.29)

Simply fitted with a range of units, large window over-looking the gardens, large larder cupboard and door to:

Garage 7'9" x 22'10" (2.37 x 6.97)

Providing parking space as well as ample room for utility area, with plumbing for washing machine. Cupboards for garden tool storage etc created by former coal spaces. Door through to rear gardens and roll-over door to the front.

First Floor Landing 8'8" x 8'6" (2.66 x 2.61)

Providing access throughout the upper floor and also to the roof void.

Master Bedroom 9'4" x 13'1" (2.86 x 4.00)

Substantial bedroom to the front of the property with built in wardrobes/storage

Second Bedroom 11'4" x 10'9" (3.47m x 3.29)

Another sizable double to rear of the house, with smaller built-in cupboard.

Third Bedroom 8'8" x 9'7" (2.66 x 2.93)

Good-sized single to the front of the property.

Shower Room 8'8" x 5'4" (2.66 x 1.65)

Large room with modern double cubicle shower and handwash basin as well as large airing cupboard housing boiler. Window to the rear aspect.

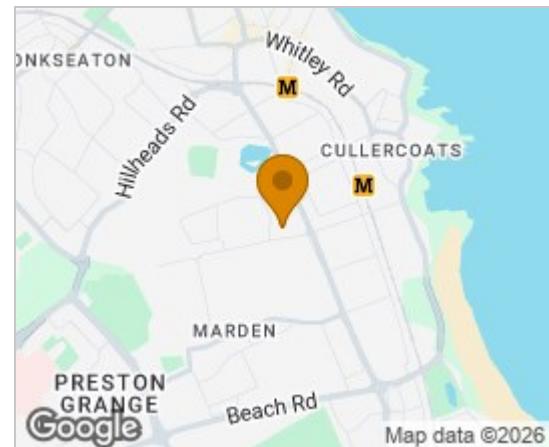
WC 5'7" x 3'0" (1.71 x 0.93)

Separate wc for convenience

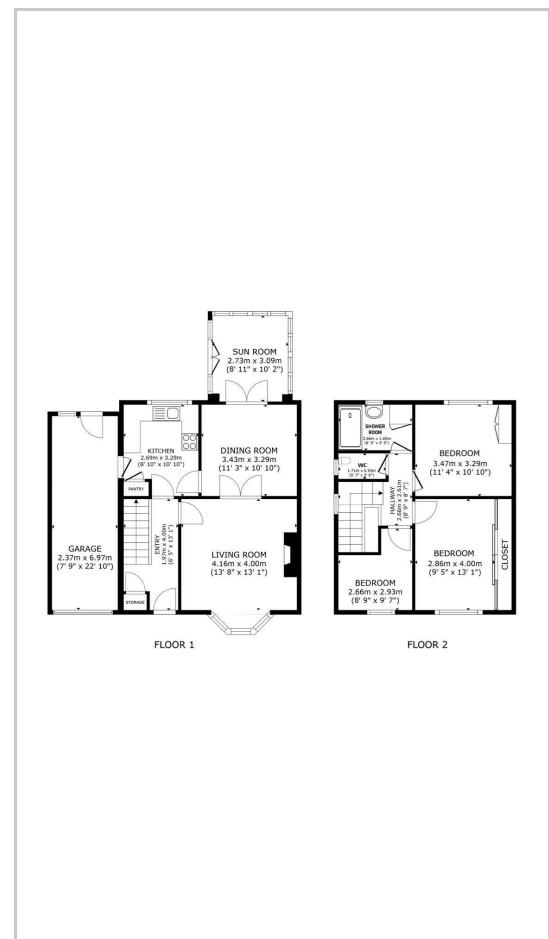
## External

Pleasant mature gardens to the rear of the property, with patio area, lawns and beds as well as shed. The front there is a hard-paved area ideal for planters,

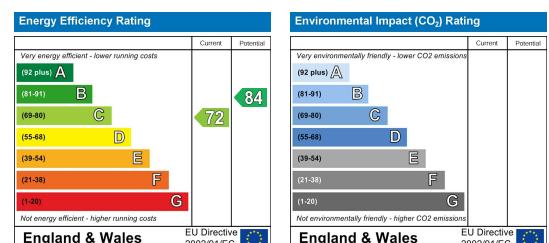
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Cobalt Business Exchange Cobalt Park Way, North Tyneside, NE28 9NZ

Tel: 0191 290 6000 Email: northshields@hunters.com <https://www.hunters.com>