



Haswell Gardens, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	69	
(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 £240,000

Description

IMMACULATELY PRESENTED TWO BEDROOM MID TERRACE PROPERTY SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN NORTH SHIELDS

Brannen & Partners are pleased to present this well maintained two bedroom terrace home situated within this popular development in North Shields. Boasting immaculate interiors, conservatory, modern kitchen and bathroom, private low maintenance garden and driveway parking.

Briefly comprising: A bright and welcoming entrance hall provides access to the principal ground floor accommodation and stairs to the first floor.

To the front of the property is a bright and spacious living room, featuring a large double window that allows an abundance of natural light to flood the room while offering pleasant views to the front. A log-burning stove creates an attractive focal point, and there is the added benefit of an understairs storage cupboard.

Double doors lead through to the stylish dining kitchen at the rear. The kitchen offers ample space for a dining table and chairs and is fitted with a range of wall and base units providing excellent storage. Integrated appliances include a gas hob, oven and overhead extractor fan, while there is plumbing for a washing machine and space for a freestanding fridge freezer. A window and patio doors provide plenty of natural light and open into the conservatory.

The bright conservatory offers an excellent additional reception space, enjoying views over the rear garden. There is plumbing for a tumble dryer, and double patio doors provide direct access to the garden.

To the first floor, the landing provides access to all accommodation, including two double bedrooms and the family bathroom.

The principal bedroom overlooks the front of the property and benefits from a useful storage cupboard as well as fitted sliding-door wardrobes.

The second double bedroom enjoys views over the rear garden.

The stylish bathroom is fitted with a low-level WC, wash hand basin with fitted drawer storage beneath, and a shower cubicle with overhead shower. A rear-facing window provides natural light and ventilation.

Externally the low-maintenance rear garden has been designed with both relaxation and entertaining in mind, featuring a patio area and artificial lawn. To the front, a driveway provides convenient off-street parking.

Positioned within a quiet cul-de-sac in the highly sought-after residential development of Haswell Gardens, the property enjoys a convenient and well-connected setting in North Shields. Excellent transport links are available via nearby road networks, rail services and regular bus routes, providing easy access to Newcastle city centre and surrounding areas.

North Shields offers a wide range of local amenities and independent shops, while the regenerated Fish Quay and the ever-popular Tynemouth Village are both within easy reach, offering an excellent selection of restaurants, cafés and coastal attractions.

Entry

4'7" x 3'8"

Living Room

14'5" x 9'9"

Dining Kitchen

12'10" x 9'1"

Conservatory

10'2" x 7'4"

Landing

6'11" x 4'2"

Master Bedroom

10'6" x 9'9"

Bedroom

11'2" x 7'10"

Bathroom

8'0" x 4'11"

Rear Garden

Tenure

Freehold

