



# Haswell Gardens, 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 £250,000

## Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME IN A MODERN NORTH SHIELDS DEVELOPMENT

Brannen & Partners are pleased to present this well maintained three bedroom semi-detached home, ideally situated within a modern development in North Shields. The property enjoys a convenient location, with easy access to local shops, amenities, and transport links.

The accommodation briefly comprises a spacious dining kitchen, three bedrooms and a contemporary family bathroom. Externally, the property benefits from a private rear South facing garden - perfect for relaxing or entertaining - as well as front garden and parking for two vehicles.

Briefly comprising; A bright and welcoming entrance hall provides access to the principal ground floor accommodation. Situated to the front, the living room is filled with natural light from a large window and features an electric fire with an attractive decorative surround, creating a warm and inviting focal point.

An open archway leads through to a stylish and well-designed dining kitchen, ideally suited to modern family living and entertaining. The kitchen is fitted with a range of units and incorporates an integrated oven, electric induction hob with extractor over, dishwasher and washer/dryer, along with space for a fridge freezer. A breakfast bar and dedicated dining area enhance the versatility of the space, while patio doors open onto the rear garden and a further window provides pleasant views over the outdoor area. A useful understairs cupboard offers excellent storage.

From the hallway, a staircase rises to the first floor landing, which includes a built-in storage cupboard and provides access to all bedrooms and the family bathroom.

The principal bedroom is a well-proportioned double room positioned to the rear, enjoying views over the garden. Two further bedrooms are located to the front of the property, one of which benefits from a built-in storage cupboard.

The contemporary family bathroom is fitted with a modern suite comprising a low-level WC, hand wash basin and panelled bath with overhead shower. A heated towel rail completes the space.

To the rear, there is a private, enclosed South Facing garden incorporating both patio and lawned areas, ideal for outdoor dining and relaxation. A side gate provides convenient access to the front.

To the front of the property there is a low maintenance garden and off-street parking is available for two vehicles.

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.

### Entrance Hallway

4'1" x 3'11"

### Living Room

13'2" x 12'5"

### Dining Kitchen

15'7" x 8'10"

### Landing

8'7" x 5'10"

### Master Bedroom

12'4" x 9'0"

### Bedroom

9'11" x 6'9"

### Bedroom

8'7" x 6'9"

### Bathroom

6'6" x 6'4"

### Rear Garden

### Tenure

Freehold

