



Appleby Park, 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 £320,000

Description

EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well proportioned four bedroom semi detached property situated within this popular development in North Shields. Boasting good sized accommodation set over two floors which includes a lounge, kitchen/diner, conservatory, four bedrooms, two bathrooms, rear garden and driveway parking with a garage.

Briefly comprising: Entrance hallway leading to the living room which overlooks the front of the property and features a fireplace housing a gas fire and double doors to the kitchen/diner. The well equipped kitchen has a good range of fitted wall and base units which includes an integrated gas hob, electric oven, extractor fan and space for a fridge/freezer, dishwasher and plumbing for a washing machine. The dining area provides space for a dining table and sliding patio doors lead to the conservatory which offers views and access to the rear garden. Accessed from the living room is a generous sized shower room/utility area which benefits from a step in shower, plumbing for a washing machine and tumble dryer. Also access to a separate W.C. a door out to the rear garden and a door to the garage.

To the first floor are four bedrooms and family bathroom. Three of the bedrooms are doubles in size and one boasts an en-suite shower room. The family bathroom comprises a bath, separate step in shower, hand basin and W.C.

Externally to the rear is a private garden with patio area and a raised lawn. To the front is an enclosed garden, driveway parking for two cars and a garage.

Positioned within a popular residential development in North Shields close to local shops and amenities. 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
13'5" x 12'0"

Kitchen/Diner
15'6" x 10'10"

Conservatory
10'9" x 7'6"

Shower/Utility Room
8'7" x 7'10"

W.C.

Bedroom One
13'4" x 8'7"

Bedroom Two
9'2" x 8'11"

Bedroom Three
9'11" x 8'0"

En-suite

Bedroom Four
8'7" x 5'10"

Bathroom
8'10" x 7'11"

Externally

Externally to the rear is a private garden with patio area and a raised lawn. To the front is an enclosed garden, driveway parking for two cars and a garage.

Tenure
Freehold

