



Fenwick Terrace, 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 £240,000

Description

THREE-BEDROOM MAISONETTE OFFERING SPACIOUS AND VERSATILE ACCOMMODATION SET OVER THREE FLOORS, IDEAL FOR MODERN LIVING.

Brannen & Partners are delighted to welcome to the market this spacious three-bedroom maisonette, ideally situated in a sought-after residential location close to North Shields town centre. The property boasts generous room proportions, two bathrooms, charming period features, and an abundance of natural light throughout.

Briefly comprising: The property is entered via a welcoming hallway featuring original mahogany flooring and original handrail rising up the staircase, enhancing the period character found throughout the home. The hallway provides access to the staircase and a useful utility room to the rear. The utility room is plumbed for a washing machine and offers direct access to the rear yard.

To the first floor, a spacious landing features an impressive stained-glass window allowing natural light to flood the space. The landing provides access to an open-plan living and kitchen area, with windows to both the front and rear elevations creating a bright and airy atmosphere. The living area boasts a decorative ceiling rose and feature fireplace with gas fire, adding character and charm.

The kitchen is fitted with a range of units and includes a gas hob, oven and integrated dishwasher. The open-plan layout creates the perfect space for entertaining and modern day living.

Also located on the first floor is a further versatile room currently utilised as a second reception room, though equally suitable as a bedroom, enjoying a large front-facing window. A family bathroom completes the floor and is fitted with a bath with overhead shower, wash hand basin and WC.

To the second floor, a spacious landing provides access to two generous double bedrooms and an additional bathroom. The principal bedroom benefits from fitted wardrobes, Velux window and rear-facing window, together with access to an en suite shower room comprising shower cubicle with overhead shower, wash hand basin and WC.

The third bedroom is positioned to the front elevation and offers generous proportions alongside a Velux window. A further bathroom to the front of the property is fitted with a bath, wash hand basin and WC, also benefiting from a Velux window.

Externally, the property enjoys a gated town garden to the front with steps leading to the entrance, whilst to the rear there is a small shared yard providing access to the rear lane.

Ideally positioned close to local shops and amenities in North Shields. 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, 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.

Hallway
18'10" x 6'11"

Utility Room
12'1" x 4'2"

Landing
12'6" x 4'1"

Living Room/ Kitchen
18'6" x 18'0"

Bedroom
10'10" x 9'9"

Bathroom
8'7" x 6'5"

Landing
12'6" x 9'1"

Master Bedroom
13'10" x 13'3"

En Suite
8'7" x 4'1"

Bedroom
10'10" x 10'3"

Bathroom
11'11" x 3'2"

Rear Shared Yard

Tenure
Leasehold
Date : 23 October 1991
Term : 999 years from 23 October 1991

