



Braydon Drive | North Shields | NE29 6YB

£240,000

A well-presented four-bedroom semi-detached home, offering generous living space, a stylish open-plan dining kitchen and a thoughtfully designed rear garden ideal for both everyday living and entertaining. The property opens into a spacious living room to the front, featuring a contemporary finish and feature electric fire. To the rear, the home has been extended and reconfigured to create an impressive dining kitchen, fitted with modern units, generous work surfaces, and a central breakfast island, with ample space for dining and seating. This space flows directly out to a covered decking area, creating a seamless transition between indoor and outdoor living. To the first floor, there are four bedrooms, including a well-proportioned principal bedroom, along with a family bathroom and a separate shower room, adding flexibility and practicality. Externally, the property benefits from a front garden with paved driveway and a private rear garden incorporating a covered decking area, lawn and a raised seating space to the rear.

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ENTRANCE HALL: Entrance door, radiator, staircase to first floor, door to:

LIVING ROOM 20'3" x 12'0" (6.17m x 3.66m): Double glazed windows, radiator, feature electric fire, under stairs storage cupboard, door to:

DINING KITCHEN 23'5" x 9'8" (7.14m x 2.95m): Double glazed windows and doors to rear, fitted wall, base and drawer units, central island, integrated oven and hob, dishwasher, washing machine, radiator, basin with mixer tap.

FIRST FLOOR LANDING: Loft access hatch, door to:

BATHROOM 7'9" x 5'0" (2.36m x 1.52m): Panelled whirlpool bath, low level W.C, vanity wash hand basin, radiator, tiled floor & walls, double glazed window.

BEDROOM ONE 13'7" x 11'9" (4.14m x 3.58m): Double glazed window, wardrobe space, radiator.

BEDROOM TWO 8'4" x 7'9" (2.54m x 2.36m): Double glazed window, radiator.

BEDROOM THREE 10'2" x 8'4" (3.10m x 2.54m): Double glazed window, radiator.

BEDROOM FOUR 8'7" x 7'6" (2.62m x 2.29m): Double glazed window, radiator.

SHOWER ROOM 5'5" x 4'8" (1.65m x 1.42m): Shower enclosure, low level WC, wash hand basin, tiled floor & walls.

EXTERNALLY – Enclosed front garden with paved driveway. Private rear garden incorporating a covered decking area, lawn and a raised seating area, creating a range of usable

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway/On Street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

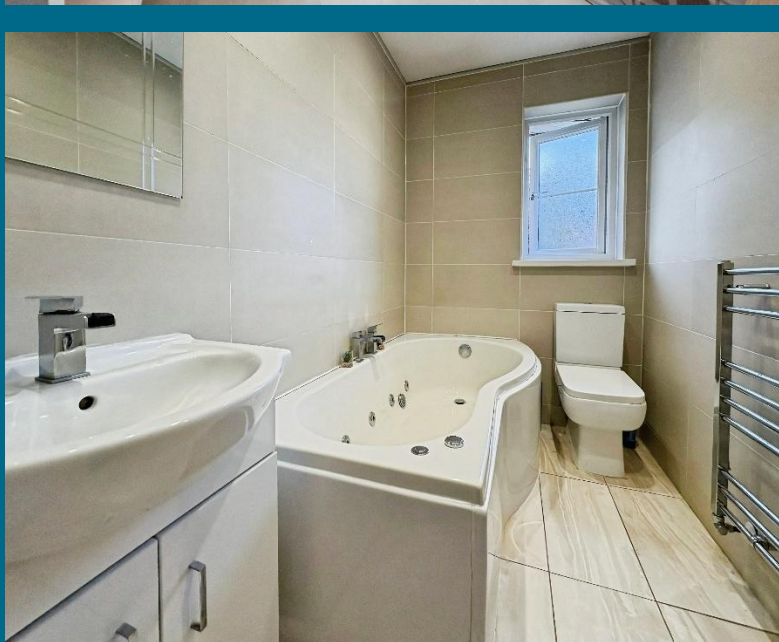
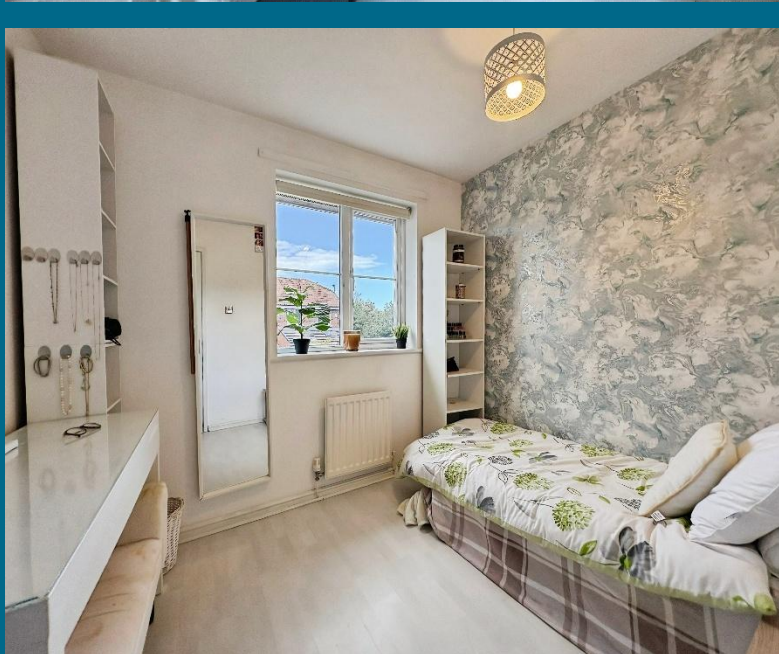
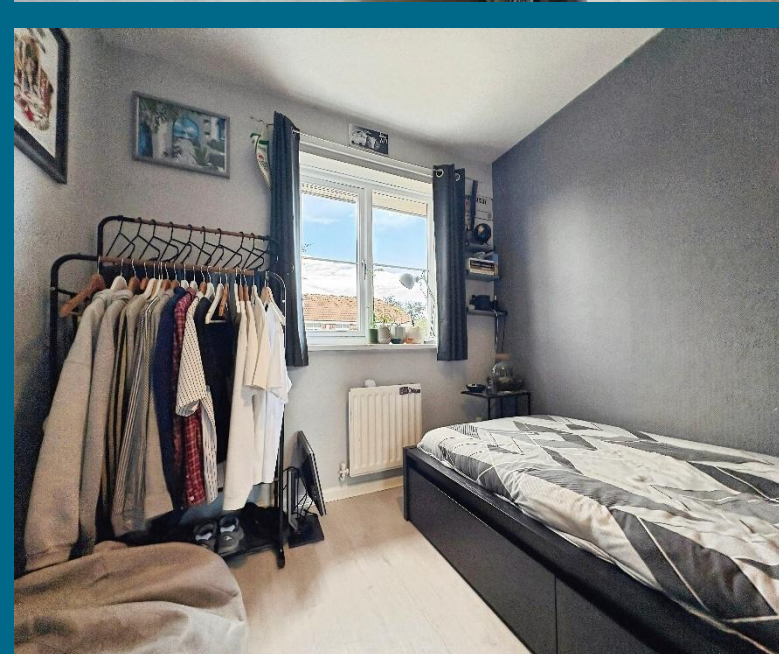
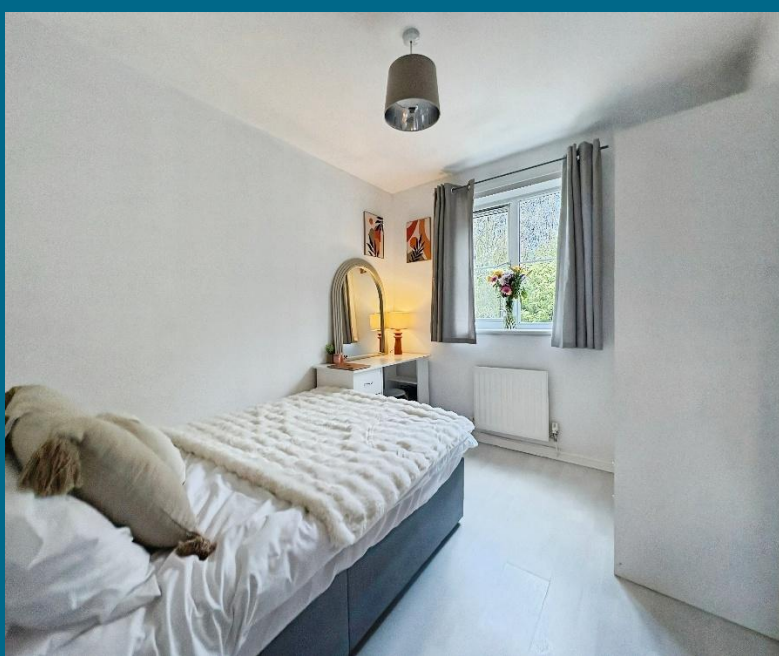
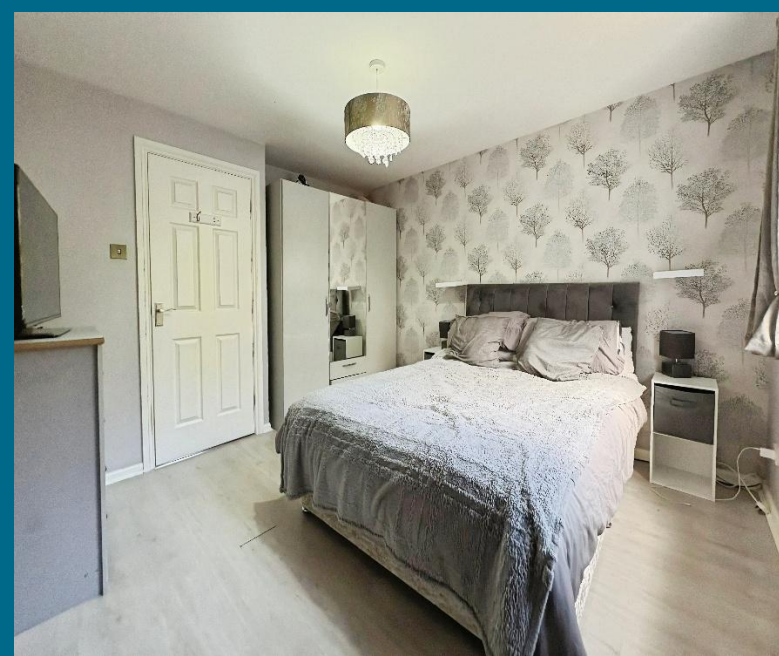
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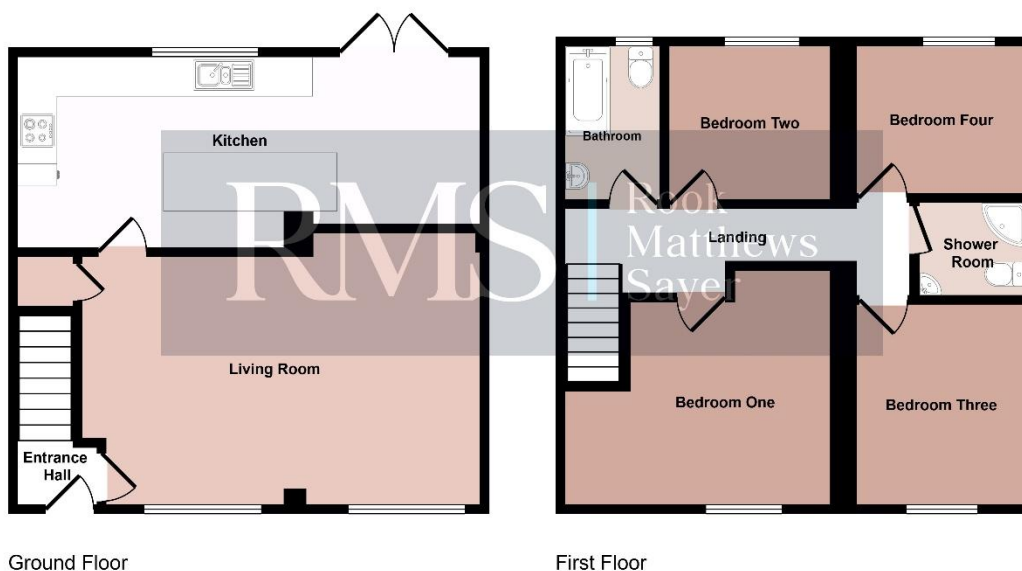
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

