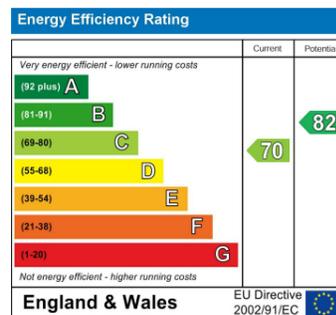




# Beacon Street, North Shields



**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 £380,000

## Description

FULLY REFURBISHED & BEAUTIFULLY PRESENTED THREE BEDROOM PROPERTY WITH A GARAGE SITUATED WITHIN THIS SOUGHT AFTER AREA CLOSE TO THE FISH QUAY IN NORTH SHIELDS

Brannen & Partners are delighted to bring to the market this stunning three bedroom property positioned close to the Fish Quay with river views. Boasting newly refurbished interiors, fitted shutters, open plan living, private garden and garage.

Briefly comprising: Entrance to an inviting hallway giving access to all ground floor rooms, stairs leading to the first floor and an understairs cupboard. The well equipped kitchen/diner/family room offers a sociable space with a dual aspect. A stylish range of fitted wall and base units provide storage with quartz worktops, Bosch integrated appliances include a five ring gas hob, double oven, extractor hood, dishwasher, fridge freezer and wine cooler. A handy utility room provides additional storage, sink, plumbing for a washing machine and access out to the rear garden. A separate W.C. is located off the main hallway as well as a door to the garage.

To the first floor is a stunning living room, featuring a large picture window offering side views towards the River Tyne and a fireplace housing a log effect gas stove. There are three bedrooms and bathroom on this floor. Two of the bedrooms are large doubles in size, one of which has fitted wardrobes and the other benefits from an en-suite shower room. The third bedroom is currently being utilised as a dressing room as it has quality fitted wardrobes. The contemporary bathroom is tastefully designed comprising a free standing bath, separate walk in shower, hand basin within a fitted vanity unit, W.C. and heated towel rail.

Externally to the rear is a private low maintenance garden, block paved and gravelled offering a pleasant seating area as well as access to the side where the garage is situated.

North Shields offers a wide range of amenities, it is close to major road links providing ease of access to other local towns, the coast and Newcastle City Centre as well as good bus links. North Shields Fish Quay is only a short walk away and has an extensive range of cafés and restaurants. Tynemouth Village is also within walking distance and offers an elite range of cafe's and restaurants as well as the award winning Long Sands Beach.

### Entrance Hallway

### Kitchen/Diner/Family Room

21'8" x 12'7"

### Utility Room

7'3" x 5'9"

### W.C.

### First Floor Landing

### Living Room

14'2" x 12'11"

### Bedroom One

14'6" x 10'4"

### En-suite

7'1" x 5'10"

### Bedroom Two

13'2" x 11'3"

### Bedroom Three

12'10" x 7'3"

### Bathroom

9'10" x 7'1"

### Externally

To the rear is a private low maintenance garden, block paved and gravelled offering a pleasant seating area as well as access to the side where the garage is situated.

### Tenure

Freehold

