Brannen&Partners

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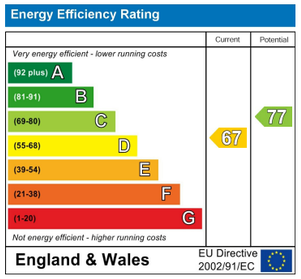
Grosvenor Place, North Shields



Offers Over £425,000

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.

Description

WONDERFUL FOUR BEDROOM PERIOD PROPERTY SET OVER THREE FLOORS SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA IN NORTH SHIELDS

Brannen & Partners are delighted to bring to the market this deceptively spacious four bedroom terraced property, conveniently located close to local shops and amenities in North Shields. Boasting period features, sash windows, spacious accommodation set over three floors, two reception rooms, two bathrooms and beautifully landscaped rear yard offering a stunning private terrace with space for a hot tub.

Briefly comprising: Entrance vestibule to an inviting hallway accessing all ground floor rooms and benefitting from concealed storage built within the staircase. Overlooking the front of the property is the living room, generous in size, featuring high ceilings, decorative fireplace with an open fire and a large bay window housing stylish fitted shutters. A second reception room is situated to the rear, another well proportioned room being utilised as a dining room. Features include decorative coving, built in alcove storage, fireplace with an open fire and fitted shutters.
The well equipped kitchen/breakfast room is modern in design, fitted wall and base units provide ample storage and integrated appliances include an induction hob, oven, extractor hood, dishwasher and wine fridge. Double doors offer access out to the private yard and terrace.

To the first floor is a bright and spacious split landing leading to three bedrooms and family bathroom. Two of the bedrooms are large doubles, one of which has built in wardrobes providing additional storage. The bathroom comprises a freestanding bath, separate shower, hand basin within a vanity unit and W.C. There is also a separate W.C.

To the top floor is a study and a large double bedroom which benefits from a modern en-suite shower room.

Externally to the rear is a landscaped yard and terrace offering a wonderfully private area to relax. A decked terrace provides a pleasant space for seating as well as a sheltered area where there are built in cupboards, sink with running water a dual fuel BBQ which is included as well as a luxury hot tub which is positioned beneath.
To the front of the property is a low maintenance town garden, enclosed with attractive wrought iron railings.

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. The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Longsands Beach. Tynemouth Golf Club is nearby as is the newly regenerated Northumberland Park ideal for pleasant walks.

Entrance Vestibule

Hallway

Living Room
14'4" x 14'2"

Dining Room
14'3" x 11'10"

Kitchen/Breakfast Room
20'0" x 8'11"

Bedroom One
14'6" x 11'7"

Bedroom Two
14'8" x 10'6"

Bedroom Three
10'11" x 6'7"

Bathroom
11'1" x 8'10"

W.C.

Top Floor Landing

Bedroom Four
21'10" x 10'9"

En-suite
8'10" x 7'6"

Study
7'10" x 6'10"

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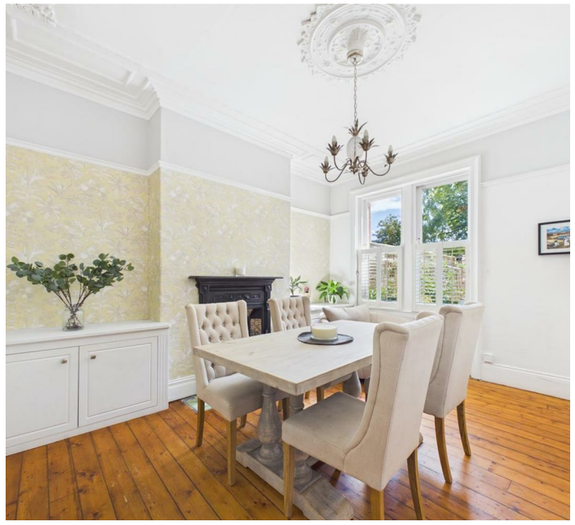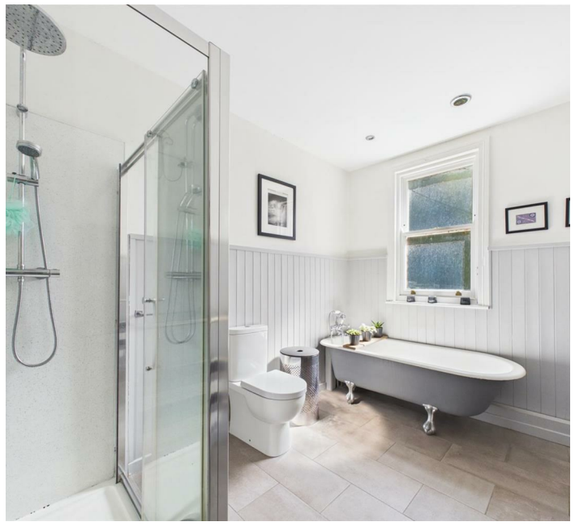
Tenure
Freehold