FOR SALE

57 MALVERN ROAD, NORTH SHIELDS NE29 9HH
OFFERS OVER £295,000

3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- FABULOUS RESIDENTIAL LOCATION
- TWO OPEN PLAN RECEPTION ROOMS
- CLASSIC WELL APPOINTED KITCHEN
- GOOD SIZED BATHROOM WC
- GARAGE AND PRIVATE PARKING
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
13'3 x 12'9

RECEPTION ROOM
10'4 x 10

KITCHEN
10'4x9'9

LANDING

BEDROOM
12'10 x 11

BEDROOM
11'5 x 9'1

BEDROOM
8'10 x 8'5

BATHROOM WC
8'4 x 5'4

GARAGE
25'6 x 8'3

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Situated in a lovely residential area of North Shields, this well presented three bedroom semi detached home offers generous accommodation, a private driveway, west facing rear garden and excellent potential. Offered with no upper chain, the property is ideal for a range of buyers, including families, first time buyers and those looking to put their own stamp on a home.

North Shields is a popular coastal town offering a wide range of local amenities, shops, schools and transport links. The historic Fish Quay provides a selection of restaurants, cafés and riverside walks, while nearby Tynemouth offers beautiful beaches, independent shops and further leisure facilities. Excellent Metro and bus links provide easy access to Newcastle and surrounding areas.

The property is entered via a vestibule leading into a welcoming entrance hallway, with doors providing access to the reception rooms and kitchen, along with stairs to the first floor.

The main reception room is bright and inviting, featuring a lovely fireplace and opening into a second reception room. This versatile space benefits from a serving hatch and doors leading directly to the rear garden, creating a pleasant connection between the home and outside space.

The kitchen is fitted with a range of classic wall, drawer and base units, contrasting worktops and a single oven. There are also doors providing access to the garage.

To the first floor, the landing gives access to three bedrooms and the bathroom. Bedroom one is light and spacious with fitted wardrobes and drawers, while bedroom two is also bright and well proportioned. Bedroom three provides a useful additional room suitable for a variety of purposes.

The modern bathroom is fitted with a panelled bath, pedestal wash hand basin and low level WC.

Externally, the property benefits from a private driveway, garage and a west facing rear garden, providing a pleasant outdoor space with further potential.

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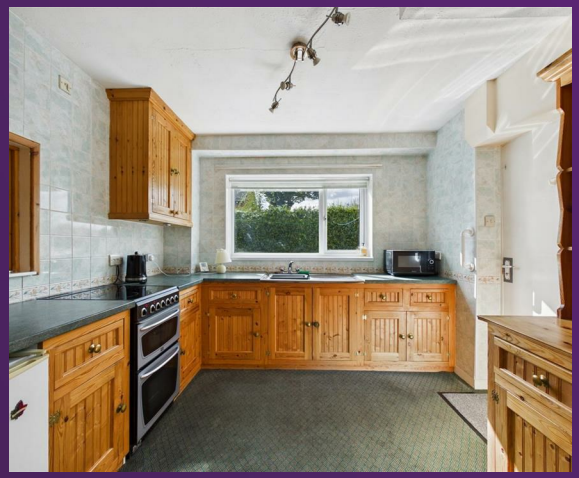

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FLOORPLAN

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Floor 0

Floor 1

Approximate total area[1]

1120 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

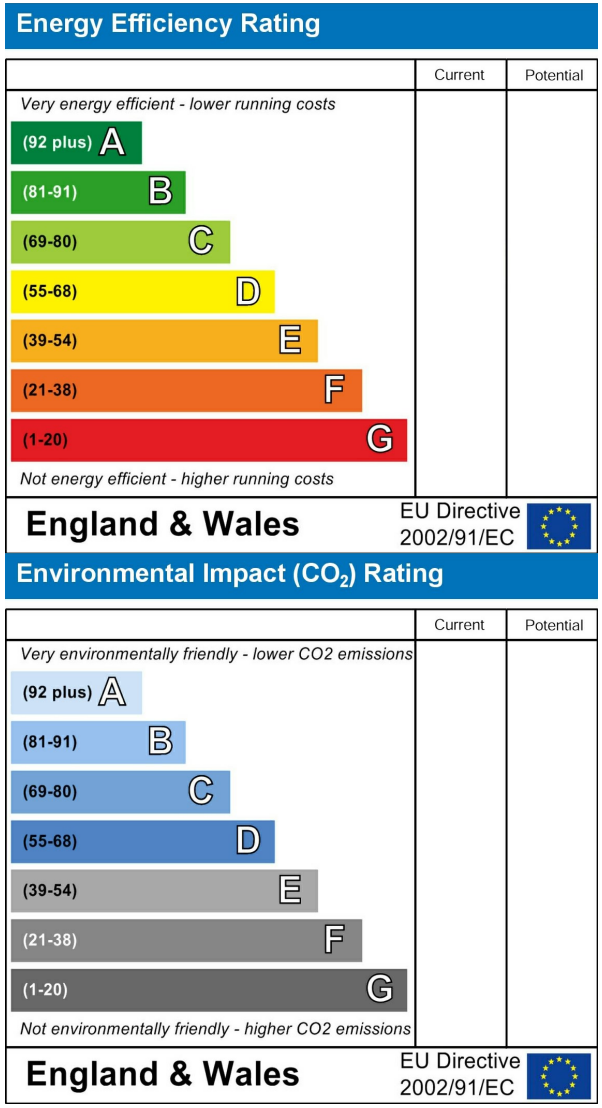
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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