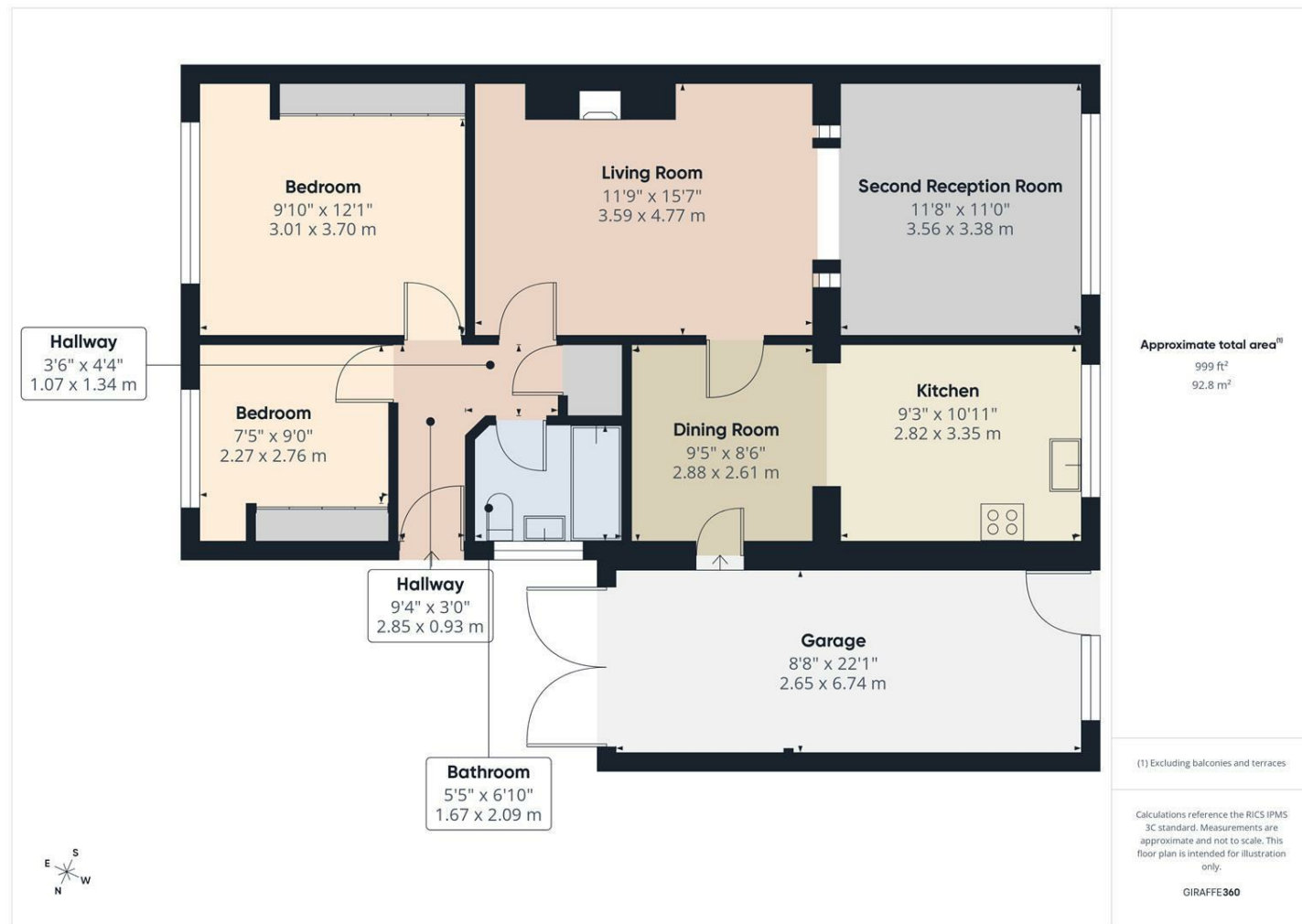




Chirton Hill Drive, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(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.

£230,000

Description

SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS - OFFERED WITH GENEROUS GARDENS FRONT AND BACK AND NO UPPER CHAIN

Brannen & Partners are delighted to present this well maintained two bedroom semi detached bungalow, occupying a pleasant position with attractive front and rear gardens, a private driveway, and an attached garage. Offering spacious and versatile accommodation throughout, the property features a generous dining kitchen, two well proportioned reception rooms, and is ideally situated close to a range of local shops, amenities, and transport links in North Shields.

Briefly comprising: a welcoming entrance hallway with storage cupboard, providing access to all principal rooms. To the front of the property are two well proportioned double bedrooms, both benefitting from large windows overlooking the front garden, fitted wardrobes and additional storage space.

The bathroom is fitted with a suite comprising a low level WC, wash hand basin with vanity cupboard beneath, bath and overhead shower, together with a side facing window providing natural light and ventilation.

A spacious living room forms the heart of the home, featuring an electric fire and an archway leading through to a versatile second reception area. This bright and airy space enjoys a large rear facing window overlooking the beautifully maintained garden.

The dining kitchen offers ample space for a dining table and chairs and is fitted with a range of wall and base units. Integrated appliances include a gas hob and oven, while there is plumbing for a washing machine and dishwasher, together with space for an under counter fridge and freestanding fridge freezer. A large window provides an attractive outlook over the rear garden.

A door from the dining area leads directly into the attached garage, offering excellent storage and off street parking. The garage also benefits from doors providing access to both the front of the property and the rear garden.

Externally, the property enjoys a particularly generous rear garden, incorporating lawned and paved seating areas, creating an ideal space for relaxing and entertaining. To the front, there is a lawn area with an attractive rockery, together with a driveway providing off street parking.

Located in North Shields this property is within walking distance to good local shops, schools and amenities. Tynemouth Village is also within easy reach offering a good selection of local shops and restaurants as well as the award winning Long Sands beach.

Entrance Hallway

Living Room

15'7" x 11'9"

Second Reception Room

11'8" x 11'1"

Dining Room

9'5" x 8'6"

Kitchen

10'11" x 9'3"

Master Bedroom

12'1" x 9'10"

Bedroom

9'0" x 7'5"

Bathroom

6'10" x 5'5"

Garage

22'1" x 8'8"

Driveway and Front Garden

Rear Garden

Tenure

Freehold

