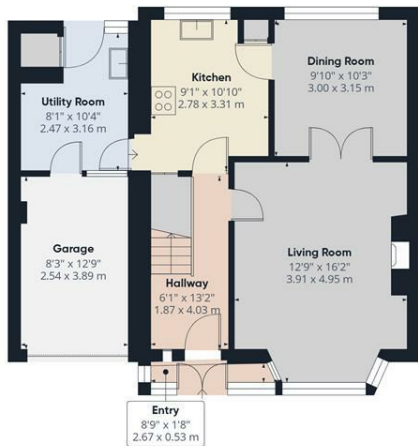
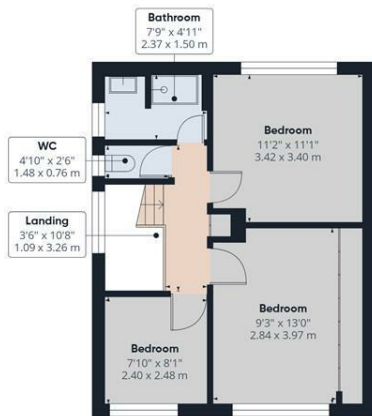




Cornhill Crescent, North Shields



Ground Floor



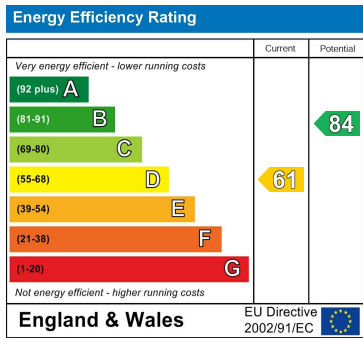
Floor 1

Approximate total area⁽¹⁾
1117 ft²
103.5 m²

(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



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.

Price Guide £239,950

Description

BRIGHT AND SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY - AVAILABLE WITH NO UPPER CHAIN AND IN NEED OF MODERNISATION

Brannen and Partners are delighted to welcome to the market this bright and spacious three bedroom semi-detached property, benefitting from good sized accommodation, enclosed front and rear gardens and driveway parking with garage.

Briefly comprising: Entrance porch leading into the spacious hallway, presenting stairs to the first floor and access to all principal rooms on the ground floor.

Positioned to the front of the home, the bright and inviting living space houses a feature fireplace with gas fire, as well as an original picture bay window overlooking the front of the property, flooding the space with natural light. Double internal doors connect to the dining room, providing an ideal second reception space, which overlooks the rear garden and provides access to the kitchen.

The practical kitchen also overlooks the rear garden and gives access to the garage and hallway. Benefitting from a good range of wall and base units, the kitchen also provides integral appliances of an extractor, oven and hob, as well as a pantry and breakfast bar. Incorporated within the garage, is a handy utility area with plumbing and appliance space for a washing machine and tumble dryer. There is ample storage space and access to both the front and rear gardens.

To the first floor, the well proportioned landing gives access to all three bedrooms, two of which are doubles, as well as the family bathroom, WC and an integral storage cupboard. Both bedrooms one and two house fitted wardrobes. Situated to the rear of the property, the thoughtfully designed shower room is fully tiled, with shower cubicle, pedestal wash basin and heated towel rail. Whilst a separate WC sits adjacent.

Externally to the rear, is an enclosed garden with access to the garage. Stepping out onto the patio area, the garden has mature shrub borders and generous lawned area. The garden is enclosed with a secure fenced boundary. To the front is a small lawn, aside driveway parking and access to the garage.

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 and the Metro station nearby. The property is a short distance into Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach.

Entrance Vestibule
8'9" x 1'8"

Hallway
6'1" x 13'2"

Living Room
12'9" x 16'2"

Dining Room
9'10" x 10'4"

Kitchen
9'1" x 10'10"

Utility Room
8'1" x 10'4"

Landing
3'6" x 10'8"

Bedroom One
9'3" x 13'0"

Bedroom Two
11'2" x 11'1"

Bedroom Three
7'10" x 8'1"

Bathroom
7'9" x 4'11"

WC
4'10" x 2'5"

Garage
8'3" x 12'9"

Front & Rear Gardens

Tenure
Freehold

