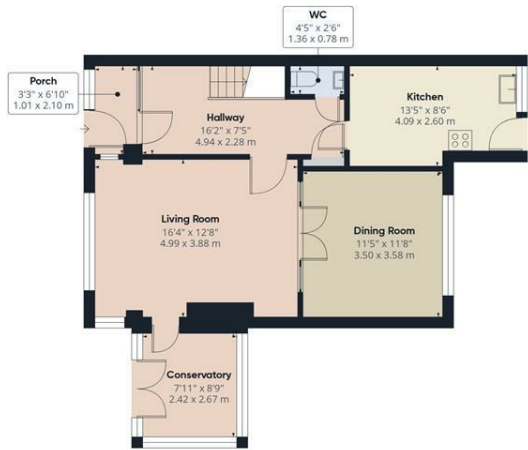
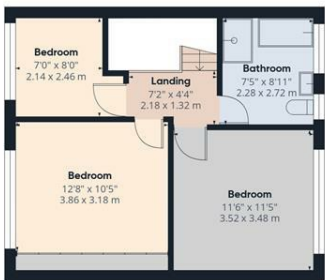




Norham Road, North Shields



Ground Floor



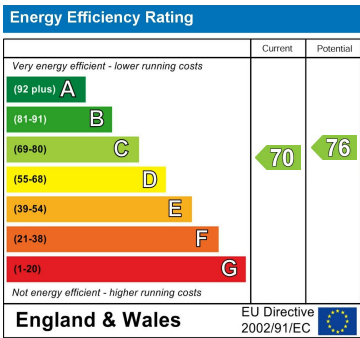
Floor 1

Approximate total area¹⁾
1148 ft²
106.5 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.

Offers Over £210,000

Description

WELL PRESENTED THREE BEDROOM END TERRACE ON A CORNER PLOT SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the sales market this well presented three bedroom semi detached property situated in North Shields, conveniently placed for ease of access to local shops, supermarkets and Silverlink Retail Park. Boasting modern open plan living, stylish bathroom, private gardens and double garage.

Briefly comprising: An entrance porch with useful storage space leads into a welcoming hallway, providing access to all well-presented ground floor rooms along with a practical storage cupboard.

The bright and spacious lounge overlooks the front of the property and features a large window, attractive feature fireplace with electric fire, decorative coving and a ceiling rose. Double doors open into the dining room which benefits from matching coving and ceiling rose. This versatile second reception room is ideal for family dining and offers additional space suitable for a family room or playroom.

From the lounge, a patio door leads to a conservatory with double patio doors opening out onto the garden, creating an excellent additional living space.

The kitchen is fitted with a range of base and wall units and incorporates a gas hob with oven and extractor hood. There is plumbing for a washing machine and dishwasher, along with space for a dining table. A rear-facing window and patio door provide access to the rear yard.

A convenient downstairs W.C. is located beneath the staircase and includes a low-level W.C. and hand wash basin.

The staircase leads to the first-floor landing, which provides access to three bedrooms and the family bathroom.

Two bedrooms are generous in size, with the principal bedroom positioned to the front of the property and benefitting from fitted wardrobes. A third bedroom to the front further enhances the home’s suitability for family living.

The well-proportioned bathroom comprises a W.C., hand wash basin with fitted storage units, bath, separate shower cubicle and a heated towel rail.

Externally, the property benefits from a small rear yard with a storage shed and access to the garage. To the front and side is a large enclosed paved garden, along with a driveway and double garage, currently housing a vehicle inspection pit, providing off-street parking.

North Shields is a sought after residential area and has great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and local shops, a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

Porch
6’10" x 3’3"

Entrance Hallway
16’2" x 7’5"

Lounge
16’4" x 12’8"

Dinning Room
11’8" x 11’5"

Conservatory
8’9" x 7’11"

Kitchen
13’5" x 8’6"

Downstairs W/C

Bedroom
12’7" x 10’5"

Bedroom
11’6" x 11’5"

Bedroom
8’0" x 7’0"

Bathroom
8’11" x 7’5"

Rear Yard

Side Garden

Tenure
Freehold

