

The Wynd | North Shields | NE30 2TE

£550,000

Occupying a desirable position, this attractive four-bedroom detached home offers spacious and versatile accommodation, complemented by an integral garage, driveway and an appealing West-facing rear garden. The ground floor is arranged to provide excellent everyday living space, beginning with a welcoming entrance hall which leads through to the principal reception areas. The lounge provides a comfortable setting with dual aspect windows that fill the room with natural light, whilst the dining kitchen offers a practical and sociable space for everyday life. To the rear, a conservatory provides an additional reception area, enjoying views across the garden and offering an ideal setting for dining or entertaining. Further ground floor accommodation includes a useful separate utility room, helping to keep household appliances and laundry facilities neatly away from the main kitchen, together with a convenient W.C. On the first floor are four well-proportioned bedrooms, providing flexibility for family occupation, guests or those requiring additional working space. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a family bathroom fitted with a modern suite. Externally, the property continues to impress with a driveway providing off-street parking leading to the garage. To the rear is a particularly pleasant West-facing garden. The garden features a generous lawn, established shrubs and planted borders, together with paved patio areas providing excellent space for outdoor seating and entertaining. The conservatory opens directly onto this garden, creating a lovely connection between the indoor and outdoor living spaces. Overall, this is a well-proportioned detached home offering four bedrooms, multiple reception and ancillary spaces, useful storage and parking, making it an appealing proposition for purchasers seeking a spacious home with a good balance of indoor and outdoor accommodation.

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Four-Bedroom Detached House

Attractive West-Facing Rear Garden

Driveway Providing Off-Street Parking

Spacious Lounge with Bay Window

Ground Floor W.C.

Principal Bedroom with En-Suite Shower Room

Garage

Conservatory Overlooking the Garden

For any more information regarding the property please contact us today

PORCH: Entrance porch area with double-glazed entrance door and double-glazed windows, door to:

HALLWAY: Welcoming hallway with useful understairs cupboard, decorative coving, radiator, staircase to first floor with spindled balustrade, door to:

LOUNGE: 14'1" x 11'7" (4.28m x 3.53m) Double glazed bay window, additional double-glazed window, radiator, feature fireplace with gas fire, decorative coving.

KITCHEN/DINING ROOM: 21'9" x 9'6" (6.63m x 2.89m) Fitted wall and base units, wood effect work surfaces, inset hob, recess basin and drainer with mixer tap, space for American style fridge freezer, double glazed window, radiator, open to utility, door to:

CONSERVATORY: 13'1" x 9'11" (4.00m x 3.01m) Double-glazed windows and French doors, tiled flooring, radiator, access to rear garden.

UTILITY ROOM: 6'8" x 4'11" (2.02m x 1.49m) Fitted wall and base units, wood effect work surface, recess basin with draining tray and mixer tap, plumbing for washing machine and dishwasher, wall-mounted gas combi boiler, double-glazed external door.

GROUND FLOOR W.C: Low-level W.C., vanity basin, part-tiled walls, heated towel rail.

GARAGE: 16'11" x 8'6" (5.16m x 2.60m): A spacious garage with up and over door towards the driveway and a separate door provides access to the rear garden.

EXTERNAL: West-facing garden, generous lawn, paved patio seating areas, established shrubs and planted borders, timber fenced boundaries. To the front is a double width driveway leading to the garage accompanied by a paved pathway and lawned area with established shrubbery.

LANDING: Provides access to a built-in storage cupboard and all first-floor accommodation, door to:

BEDROOM ONE: 14'1" x 12'0" (4.30m x 3.65m) Plus built-in wardrobes/storage cupboards. Double glazed window, radiator, fitted bedroom dressing table, door to:

EN-SUITE: 6'9" x 4'11" (2.07m x 1.49m) Three-piece suite comprising corner shower enclosure, low-level W.C, vanity basin, part tiled walls, tiled floor, heated towel rail, double glazed window.

BEDROOM TWO – 10'11" x 9'11" (3.34m x 3.03m) Plus built-in wardrobes/storage cupboards. Double glazed window, radiator.

BEDROOM THREE: 9'5" x 8'4" (2.87m x 2.53m) Plus eaves storage. Double glazed window, radiator.

BEDROOM FOUR: 11'2" x 6'10" (3.41m x 2.08m) Double glazed window, radiator.

BATHROOM: 6'9" x 6'0" (2.07m x 1.84m) Three-piece suite comprising panelled bath with shower over and glass shower screen, low-level W.C., vanity basin, tiled walls, double glazed window.

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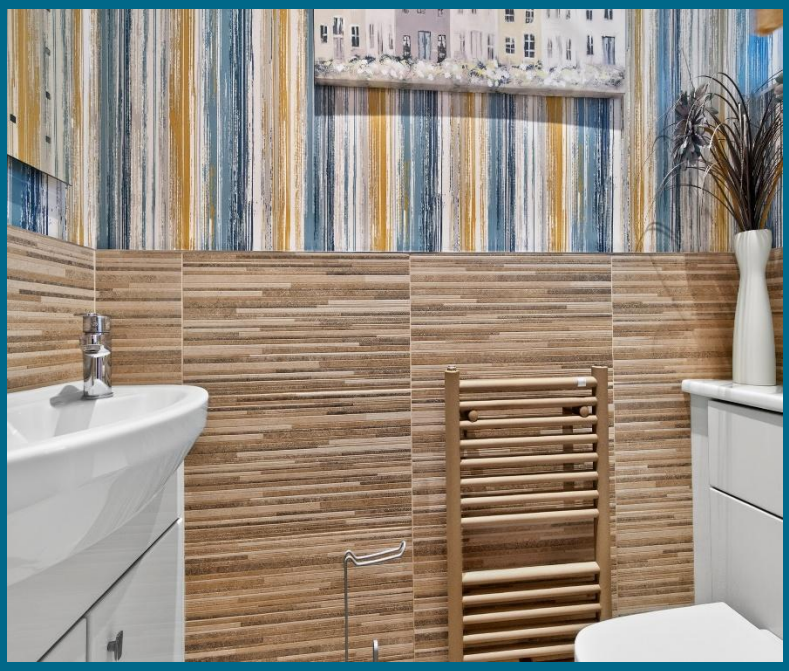



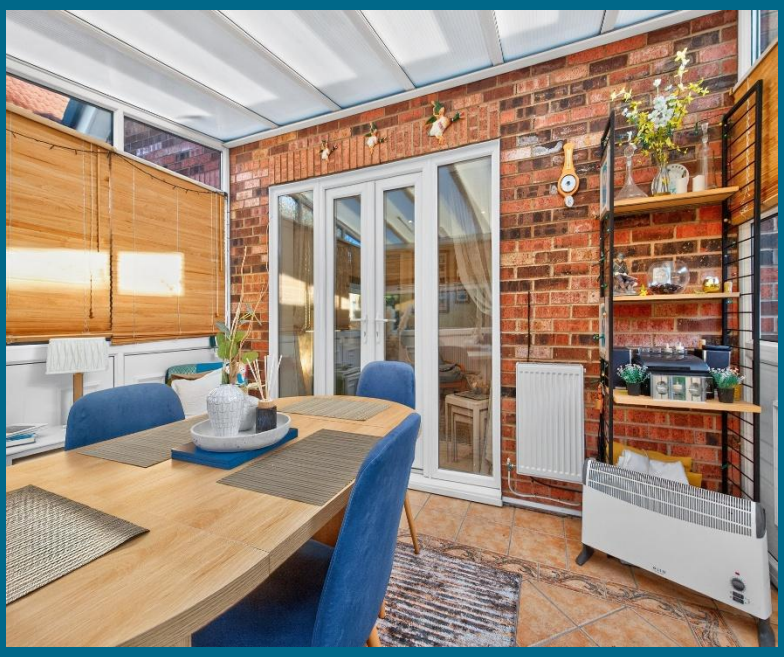

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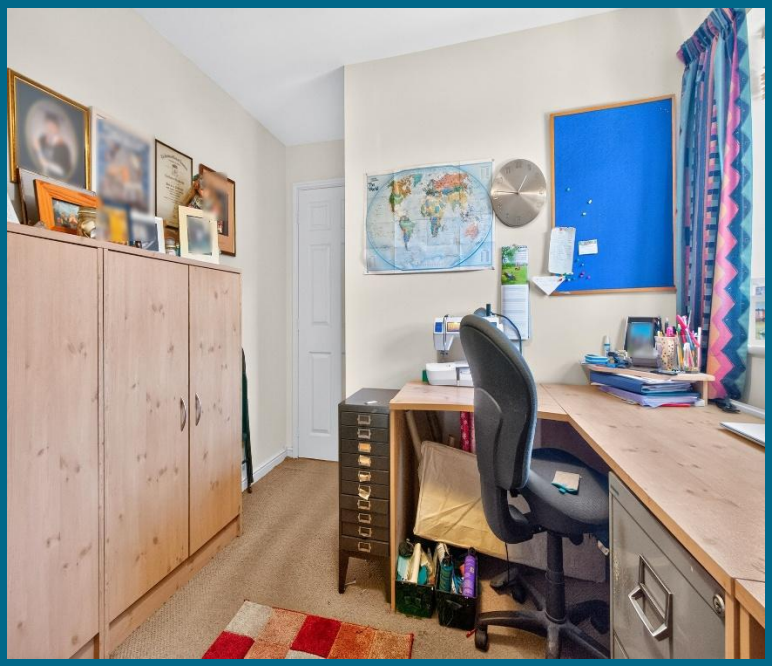





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Total floor area 134.1 m² (1,444 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING
The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: C

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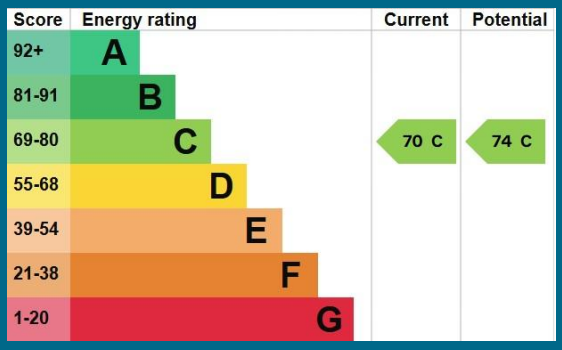

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The Property Ombudsman

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