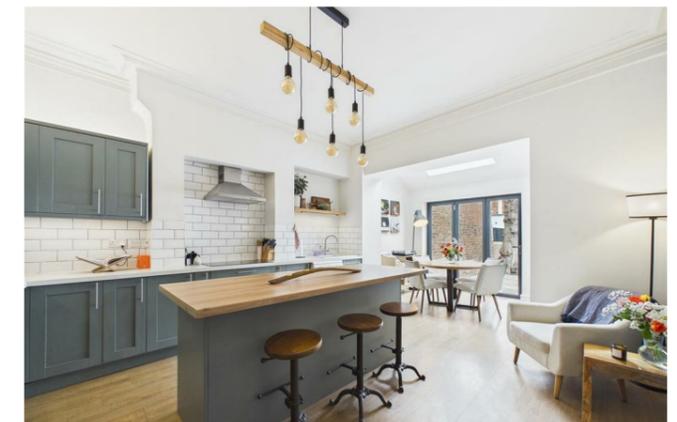
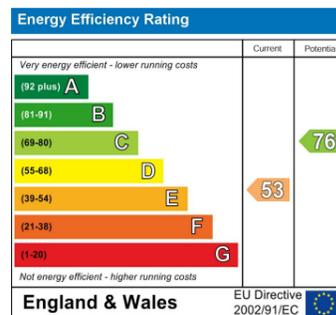




Frank Place, North Shields



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 £425,000

Description

SPACIOUS FULLY MODERNISED FOUR BEDROOM TERRACED PROPERTY SET OVER THREE FLOORS SITUATED WITHIN THIS SOUGHT AFTER AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We are delighted to welcome to the market this well presented four bedroom period property conveniently located close to local shops and amenities in North Shields. Boasting spacious accommodation set over three floors with new plumbing and wiring, extended kitchen/diner and two newly fitted bathrooms. There are original features throughout the property, including coving and other period details as well as a generous sized private yard. The property also benefits from a new boiler and additional insulation.

Briefly comprising: Entrance vestibule to a spacious hallway, giving access to all ground floor rooms, stairs leading to the first floor featuring bespoke built in storage beneath the stairs. Overlooking the front of the property is a well proportioned living room, boasting high ceilings, original coving, fireplace housing a gas fire and bespoke built in alcove storage and shelving.

To the rear is an extended open plan kitchen/diner, benefitting from plenty of natural light due to the bi-folding doors and large Velux window. The kitchen area has a central island providing storage and seating, integrated appliances include an electric hob, double oven, extractor hood, plumbing for a dishwasher and space for a fridge/freezer. A further reception room offers a versatile space depending on your needs, French doors offer access out to the rear yard and a door to a handy utility room providing floor to ceiling storage units, Belfast sink, plumbing for a washing machine and tumble dryer. A separate W.C. is accessed from here as well as a door out to the rear yard.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are doubles in size and the modern bathroom comprises a bath with shower over, hand basin within a fitted vanity unit, W.C. and heated towel rail. The landing area has bespoke built in cupboards providing additional storage.

To the top floor is a large bright and airy double bedroom and a stylish shower room with walk in shower, hand basin and W.C.

Externally to the rear is a large private yard and to the front is a low maintenance town garden.

Ideally positioned close to local shops and amenities in North Shields, whilst benefitting from a peaceful location. There are great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

Entrance Vestibule

Hallway

Living Room

15'8" x 14'5"

Kitchen/Diner

21'7" x 12'3"

Reception

11'10" x 8'9"

Utility Room

11'1" x 5'0"

W.C.

Bedroom One

14'10" x 13'8"

Bedroom Two

13'4" x 8'3"

Bedroom Three

10'9" x 6'1"

Bathroom

12'4" x 6'1"

Top Floor Landing

Bedroom Four

19'10" x 12'3"

Shower Room

6'11" x 6'5"

Externally

Externally to the rear is a large private yard and to the front is a low maintenance town garden.

Tenure

Freehold

