



Belvedere, 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		
(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.



Price Guide £299,950

Description

WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY WITH A GARAGE SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS

We welcome to the market this spacious three bedroom semi-detached family home, ideally located within this sought after area in North Shields. Boasting two reception rooms, well-equipped kitchen, modern shower room and south-facing garden with a garage.

Briefly comprising: Entrance to a welcoming hallway leading to all ground floor rooms and stairs to the first floor.

There are two good sized reception rooms, firstly to the front is a bright room being utilised as a living/dining room, featuring a bay window overlooking the front garden. To the rear is the sitting room offering a comfortable space with a feature fireplace housing a gas fire and a glazed door opening out to the rear garden.

The well-presented kitchen has a good range of wall and base units, integrated appliances include an electric hob, oven, space for a fridge/freezer and plumbing for a washing machine. A door offers access out to the rear garden.

To the first floor are three bedrooms, shower room and a separate W.C. Two of the bedrooms are doubles in size and both boast decorative fireplaces. The modern shower room comprises a step in shower, hand basin within a vanity unit and a heated towel rail.

Externally to the rear is a well maintained south facing garden, laid to lawn with mature planting, paved patio and side access to a detached garage. To the front is a small garden and a shared driveway giving 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. North Shields Fish Quay is only a short walk away and has an extensive range of cafés and restaurants. Tynemouth Village is also within walking distance and offer an elite range of cafe's and restaurants as well as the award winning Longsands Beach.

Entrance Hallway

Living/Dining Room
14'7" x 12'8"

Sitting Room
15'3" x 11'1"

Kitchen
15'9" x 6'2"

Bedroom One
12'7" x 10'9"

Bedroom Two
11'0" x 10'9"

Bedroom Three
9'6" x 6'11"

Shower Room
5'9" x 4'11"

W.C.

Externally
Externally to the rear is a well maintained south facing garden, laid to lawn with mature planting, paved patio and side access to a detached garage. To the front is a small garden and a shared driveway giving access to the garage.

Tenure
Freehold

