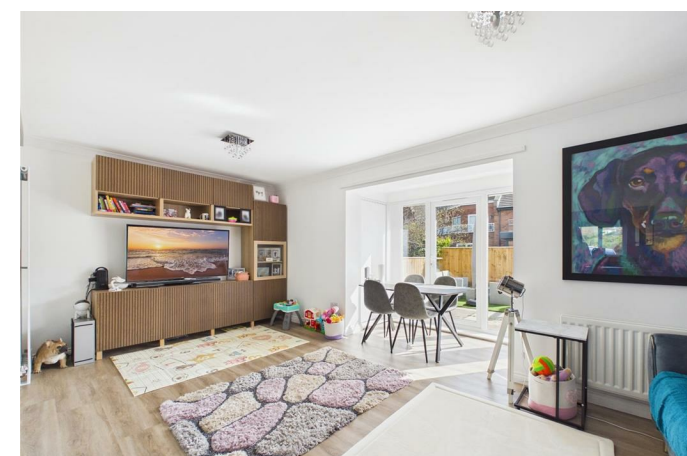
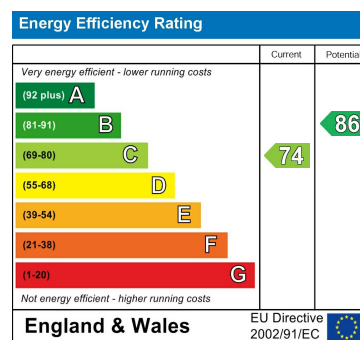




# Commissioners Wharf, North Shields



**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.

£310,000

## Description

STYLISHLY MODERNISED THREE BEDROOM MID-LINK PROPERTY WITH BALCONY OFFERING WONDERFUL MARINA VIEWS SITUATED UPON NORTH SHIELDS ROYAL QUAYS MARINA

Brannen & Partners are delighted to bring to the market this attractive modernised three bedroom property situated on the marina in North Shields. Boasting modern open plan living, two bathrooms, balcony with wonderful views, private garden and driveway parking.

Briefly comprising: Entrance to a welcoming hallway leading to all ground floor rooms. Towards the rear of the property is an open plan lounge/diner offering a bright and airy space with full height windows and double doors opening out to the rear garden. The modern kitchen is well equipped with a good range of fitted wall and base units, integrated appliances include a double oven, induction hob, extractor hood, fridge, freezer and dishwasher. Overlooking the front of the property is a versatile room, this could be utilised as a home office, snug or play room. A separate W.C. is accessed from the hallway.

To the first floor are three double bedrooms and family bathroom. The main bedroom has sliding patio doors opening out to a balcony offering wonderful marina views and a pleasant seating area. This bedroom also benefits from a stylish en-suite shower room with walk in shower, hand basin within a fitted vanity unit, W.C. and heated towel rail. The main bathroom comprises a bath with shower over, hand basin and W.C.

Externally to the rear is a private low maintenance garden with a paved patio and artificial lawn. To the front is a block paved driveway with an EV point.

North Shields offers a wide range of amenities with the popular Royal Quays Outlet located nearby along with the attractively developed picturesque marina. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre, as well as the regenerated North Shields fish quay which offers a great selection of restaurants, cafes and wine bars.

## Entrance Hallway

**Lounge/Diner**  
18'11" x 9'9"

**Kitchen**  
15'11" x 7'10"

**Snug/Office**  
9'0" x 6'9"

**W.C.**

**Bedroom One**  
12'11" x 10'2"

**En-suite**  
8'3" x 5'10"

**Bedroom Two**  
10'5" x 9'4"

**Bedroom Three**  
10'4" x 9'4"

**Bathroom**  
7'6" x 5'7"

## Externally

Externally to the rear is a private low maintenance garden with a paved patio and artificial lawn. To the front is a block paved driveway with an EV point.

**Tenure**  
Freehold

