Brannen&Partners

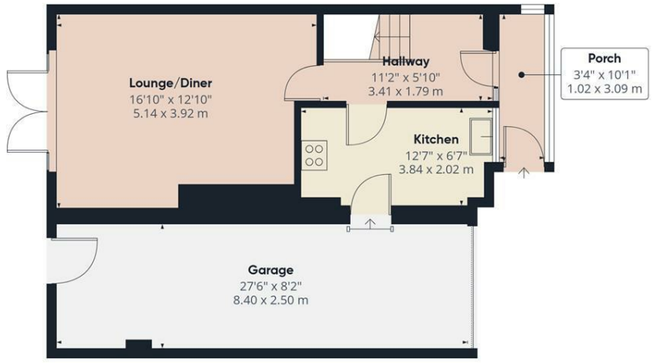
www.brannen-partners.co.uk

St. Anselm Road, North Shields

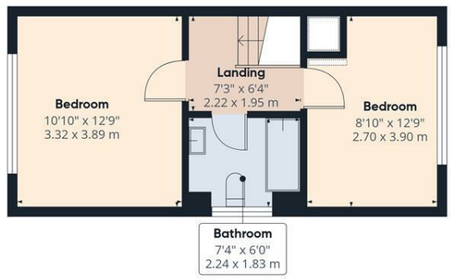








Ground Floor



Floor 1

Approximate total area(1)

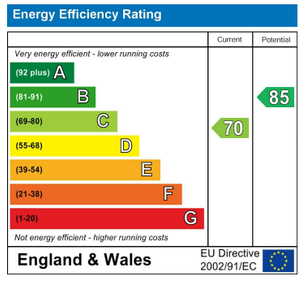
930 ft²

86.4 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 £195,000

Description

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

Brannen & Partners welcome to the market this well presented two bedroom property, conveniently located close to local shops, amenities and schools in North Shields. Benefitting from modern interiors, two double bedrooms, private rear garden, driveway parking and a large garage.

Briefly comprising: Entrance porch to a bright and inviting hallway giving access to ground floor rooms and stairs leading to the first floor.

Overlooking the front of the property is a modern kitchen, a good range of fitted wall and base units provide storage and integrated appliances include an electric hob, oven, extractor hood and plumbing for a washing machine. A door leads to the integral garage.

Moving to the rear of the property is a well proportioned lounge/diner, offering a comfortable area to relax with ample space for a dining table and chairs. Glazed double doors offer access out to the rear garden.

To the first floor are two double bedrooms and bathroom, comprising a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a private enclosed garden, mainly laid to lawn. To the front is a low maintenance garden which is gravelled, a block paved driveway and large garage.

North Shields is a sought after area providing great road, rail links and bus routes to Newcastle City centre and surrounding towns. With a good array of amenities, schools and local shops, a short car journey will ensure you make the most of the regenerated Fish Quay and Tynemouth Village, both offering a great selection of restaurants and cafes.

Entrance Porch

Hallway

Kitchen
12'7" x 6'7"

Lounge/Diner
16'10" x 12'10"

Bedroom One
12'9" x 10'10"

Bedroom Two
12'9" x 8'10"

Bathroom
7'4" x 6'0"

Garage
27'6" x 8'2"

Externally
Externally to the rear is a private enclosed garden, mainly laid to lawn. To the front is a low maintenance garden which is gravelled, a block paved driveway and large garage.

Tenure
Freehold









