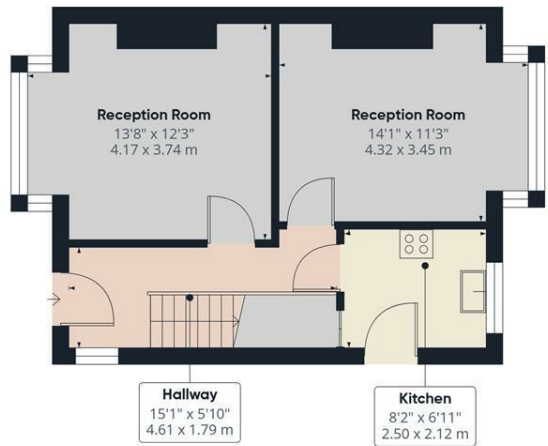




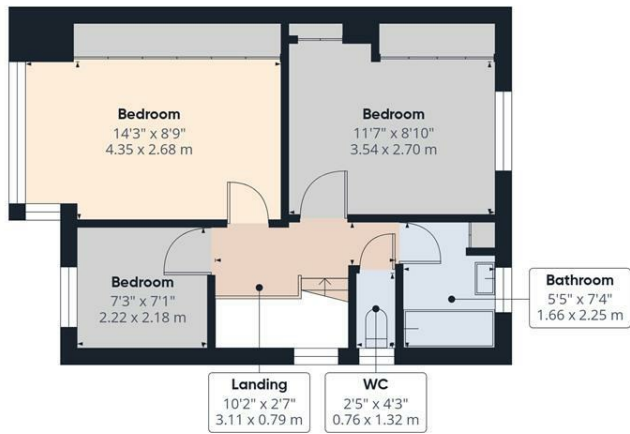
Roxby Gardens, North Shields



Hallway
15'1" x 5'10"
4.61 x 1.79 m

Kitchen
8'2" x 6'11"
2.50 x 2.12 m

Ground Floor



Landing
10'2" x 2'7"
3.11 x 0.79 m

WC
2'5" x 4'3"
0.76 x 1.32 m

Floor 1

Approximate total area⁽¹⁾
874 ft²
81 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

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.



Offers Over £199,950

Description

RECENTLY REFURBISHED THREE BEDROOM SEMI DETACHED PROPERTY TUCKED WITHIN A QUIET RESIDENTIAL STREET IN NORTH SHIELDS - AVAILABLE WITH NO UPPER CHAIN

Brannen and Partners are delighted to welcome to the market this bright and well proportioned three bedroom semi-detached property. Recently refurbished with new carpets and decoration, the home benefits from three good sized bedrooms, two generous reception rooms, modern kitchen and bathroom, complete with enclosed front and rear gardens.

Briefly comprising: Welcoming entrance hallway presents stairs to the first floor with storage beneath and access to all principal rooms on the ground floor.

Positioned to the front of the home, the bright and inviting initial reception space houses a feature fireplace with gas fire, as well as an original picture bay window overlooking the front of the property, flooding the space with natural light. Mirroring the design, the second reception space overlooks the rear garden, also furnished with a feature fireplace housing gas fire and original bay window.

The practical kitchen also overlooks the rear garden and gives access to the side of the property. Benefitting from a good range of wall and base units, the kitchen incorporates an extractor hood, as well as an integral pantry and designated space for appliances.

To the first floor, the well proportioned landing gives access to all three bedrooms, two of which are doubles and house fitted wardrobes, as well as the family bathroom, and separate WC. Situated to the rear of the property, the contemporary thoughtfully designed bathroom is partially tiled, with shower over bath, vanity wash basin and heated towel rail, in addition to an integral airing cupboard. Whilst a separate WC sits adjacent.

Externally to the rear, is a private and well sized garden offering concrete pathways and mature shrub sections, bordering the well maintained lawn, enclosed with a secure fenced boundary. To the front is a low maintenance town garden.

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 and the Metro station nearby. The property is a short distance into Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach.

Entrance Hallway
15'1" x 5'10"

Reception Room One
13'8" x 12'3"

Reception Room Two
14'2" x 11'3"

Kitchen
8'2" x 6'11"

Landing
10'2" x 2'7"

Bedroom One
14'3" x 8'9"

Bedroom Two
11'7" x 8'10"

Bedroom Three
7'3" x 7'1"

Bathroom
5'5" x 7'4"

WC
2'5" x 4'3"

Front & Rear Gardens

Tenure
Freehold

