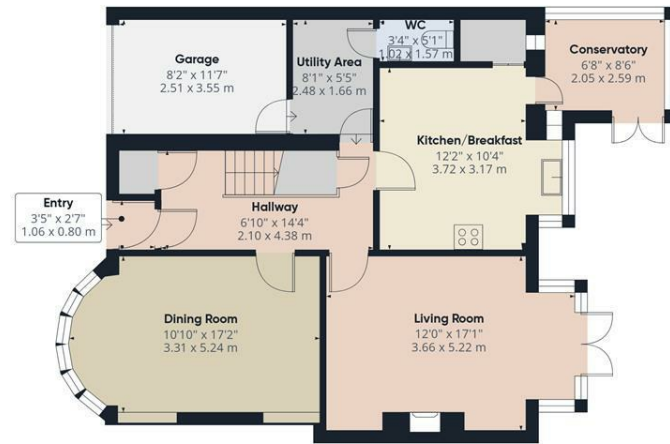
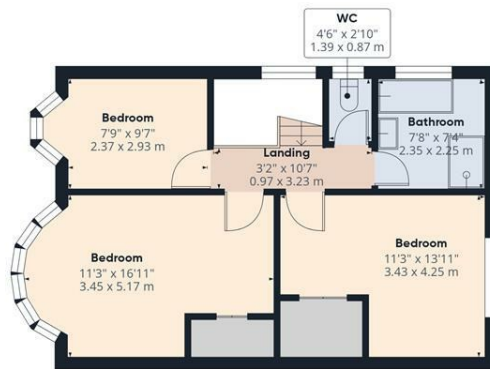




# Ingleside Road, North Shields



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1387 ft<sup>2</sup>  
128.8 m<sup>2</sup>

(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	59	75
(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 £365,000

## Description

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY WITH WESTERLY FACING GARDEN SITUATED WITHIN THIS SOUGHT AFTER AREA IN NORTH SHIELDS

Brannen & Partners welcome to the market this well proportioned three bedroom semi detached property situated within this popular residential area in North Shields close to Preston Village. Benefitting from two reception rooms, kitchen/breakfast room, conservatory, utility room and convenient downstairs WC, complete with private sunny westerly facing garden, garage and driveway parking.

Briefly comprising: Entrance vestibule to the hallway which gives access to all ground floor rooms and stairs to the first floor. The well proportioned living room is situated towards the rear of the property overlooking the private garden with double doors opening out and a feature fireplace housing a gas fire. To the front is a further reception room being utilised as a dining room, featuring a bay window and fireplace. The kitchen/breakfast room has fitted wall and base units providing plenty of storage which includes an integrated gas hob, electric oven and extractor fan. From the kitchen is the conservatory, offering views and access to the rear garden. To complete the ground floor is a utility area accessed from the hallway as well as a separate W.C. and an integral garage.

To the first floor are three bedrooms, family bathroom and separate W.C. Two of the bedrooms are doubles in size and both benefit from large walk in storage cupboards. The bathroom comprises a bath, separate shower, hand basin and W.C.

Externally to the rear is a private sunny westerly facing garden, laid to lawn with a paved patio and timber shed. To the front is a block paved driveway and garage.

This property is ideally located within this sought after area in North Shields, close to Preston Village. There are a good choice of local shops and amenities, good road and local transport links, as well as excellent schooling at all levels. Also conveniently situated a short car ride to Tynemouth Village, which is a highly desirable area located at the mouth of the River Tyne, and has a good choice of restaurants and shops.

### Entrance Vestibule

### Hallway

### Living Room

16'9" x 12'0"

### Dining Room

17'2" x 10'10"

### Kitchen/Breakfast

12'2" x 10'4"

### Conservatory

8'5" x 6'8"

### Utility Room

### W.C.

### Bedroom One

16'11" x 11'3"

### Bedroom Two

13'11" x 11'3"

### Bedroom Three

9'7" x 7'9"

### Bathroom

7'8" x 7'4"

### Garage

### Externally

Externally to the rear is a private westerly facing garden, laid to lawn with a paved patio and timber shed. To the front is a block paved driveway and garage.

### Tenure

Freehold

