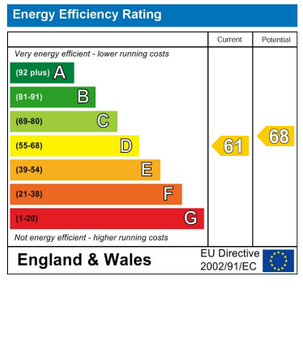
Brannen&Partners

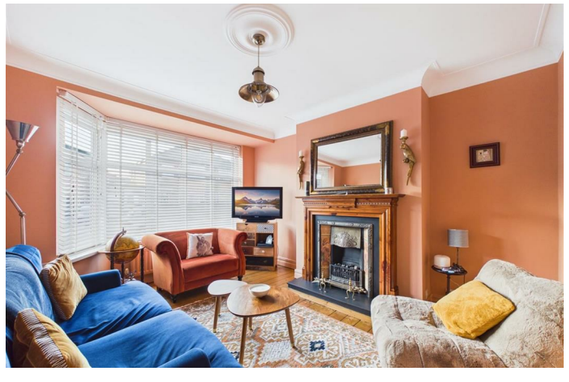
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Bolingbroke Road, North Shields











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.

Offers Over £225,000

Description

STUNNING TWO BEDROOM SEMI-DETACHED PROPERTY WITH A GARAGE SITUATED IN NORTH SHIELDS

Brannen & Partners are delighted to bring to the market this beautifully presented two bedroom semi-detached property, stylishly designed and extended to offer a wonderful home. Benefitting from open-plan living, stylish interiors, two double bedrooms, private garden, garage and driveway parking.

Briefly comprising: Entrance to an inviting hallway leading to the ground floor rooms and stairs up to the first floor.

The living room offers a comfortable space to relax featuring a bay window overlooking the front of the property and an attractive fireplace housing a gas fire.

To the rear of the property is an impressive open plan kitchen/diner/living area. Extended and thoughtfully designed to offer a wonderful sociable space perfect for family living and entertaining friends. The partially vaulted ceiling has a rooflight allowing plenty of light to fill the room as well as glazed sliding patio doors opening out to the rear garden. The kitchen has an extensive range of fitted wall and base units with quartz worktops, an island provides additional storage and seating. Integrated appliances include a gas hob, double oven, extractor fan, dishwasher, washing machine, tumble dryer, fridge/freezer and wine fridge.

To the first floor are two good sized double bedrooms and bathroom. The modern bathroom benefits from under floor heating and comprises a bath, separate walk in shower, fitted vanity unit housing a hand basin and W.C. and a heated towel rail.

Externally to the rear is a private enclosed low maintenance garden. Mainly paved with raised planters and a timber decked patio, offering a pleasant seating area. From here there is access to the garage which is currently being utilised as a home gym. There is side access to the front where there is driveway parking for multiple cars.

Located in North Shields this property is within walking distance to good local shops, schools and close to major road links providing ease of access to other local towns, the coast and Newcastle City Centre. Tynemouth Village is also within easy reach offering a good selection of local shops and restaurants as well as the award winning Longsands Beach.

Entrance Hallway

Living Room
13'9" x 11'4"

Kitchen/Diner/Living
22'11" x 12'8"

Bedroom One
12'11" x 11'9"

Bedroom Two
12'2" x 9'6"

Bathroom
7'10" x 7'10"

Externally
Externally to the rear is a private enclosed low maintenance garden. Mainly paved with raised planters and a timber decked patio, offering a pleasant seating area. From here there is access to the garage which is currently being utilised as a home gym. There is side access to the front where there is driveway parking for multiple cars.

Tenure
Freehold



