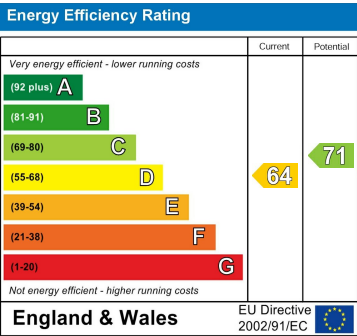




Kensington Gardens, North Shields



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.

Price Guide £325,000

Description

WELL PRESENTED THREE BEDROOM END TERRACE PROPERTY SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this attractive three bedroom property, conveniently located close to local shops and amenities in North Shields and a short walk to Tynemouth Village. Boasting some period features, good sized accommodation, open plan kitchen/diner and private yard.

Briefly comprising: Entrance to a welcoming hallway which gives access to the ground floor rooms, an understairs cupboard provides additional storage and stairs lead to the first floor. Overlooking the front of the property is a well proportioned living room, featuring high ceilings, decorative coving, picture rail, alcove shelving, fireplace housing a gas fire and bay window with stylish fitted shutters. Towards the rear is a sociable open plan kitchen/diner benefitting from double doors opening out to the private yard. The modern kitchen has fitted wall and base units, integrated appliances include a gas hob, Neff double oven, microwave, fridge and freezer.

To the first floor is a bright landing, featuring a large decorative stained glass window. There are three bedrooms and bathroom, two of the bedrooms are good sized doubles. The bathroom comprises a freestanding roll top bath, separate step in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a private paved yard offering a pleasant seating area, a brick built outhouse provides storage. 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. The property is a short walk into Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands Beach. Tynemouth Golf Club is a short walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

Entrance Hallway

Living Room
15'1" x 9'10"

Kitchen
8'5" x 7'1"

Dining Area
11'11" x 10'6"

Bedroom One
13'6" x 9'10"

Bedroom Two
13'1" x 10'5"

Bedroom Three
8'9" x 6'10"

Bathroom
8'5" x 7'1"

Externally
Externally to the rear is a private paved yard offering a pleasant seating area, a brick built outhouse provides storage. To the front is a low maintenance town garden.

Tenure
Freehold

