

# HUNTERS®

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## Guisborough Drive

North Shields, NE29 8BS

Asking Price £125,000



Well-proportioned terraced house, with three good-sized bedrooms (two doubles and a single) and shower room to the first floor. With large through living/dining space and fitted kitchen to the ground floor as well as ground floor WC. The property is double-glazed with gas central heating, and benefits from outdoor space the front and back, with an extended powered shed to the rear.

The property is located conveniently for Coast and City access, nearby to Cobalt and Silverlink and on main road network. It would make an ideal residential or investment purchase.

SOLD WITH NO ONWARD CHAIN





Entrance Hall 5'10 x 17'10 (1.78m x 5.44m)

Homes in this area are traditionally access via the back, however there is a UPVC door to the front of the property which opens to a small vestibule area and in turn the entrance hallway with stairs to the first floor (having storage cupboard under) and access to the ground floor accommodation.

#### Ground Floor WC

With opaque window to the front aspect; inset handwash basin and WC

Through Living Dining Room 18'11" x 40'7" (5.79m x 12.39)

Substantial room with window to the front aspect and French doors to the rear.

Kitchen 8'6 x 9'7 (2.59m x 2.92m)

Recent kitchen units with integrated oven and hob with extractor over. Space for fridge freezer. Door giving access to:

#### Rear Porchway

Commonly used to access the house, with windows and door to the rear paved garden. Space and plumbing for washing machine and tumble dryer,

#### First floor landing

Giving access to all upstairs accommodation, as well as the roof void. With storage cupboard

Master Bedroom 11'4 x 14'8 (3.45m x 4.47m)

With window to the front aspect and a range of fitted units/wardrobes.

Second Bedroom 11'4 x 11'10 (3.45m x 3.61m)

Another double to the rear of the property

Third Bedroom 8'6 x 8'9 (2.59m x 2.67m)

Good-sized single to the front of the house

Shower Room 8'7 x 8'6 (2.62m x 2.59m)

Located to the rear of the house with opaque window. Fitted with curved shower cubicle with electric shower; concealed cistern wc and inset handwash basin set within storage units

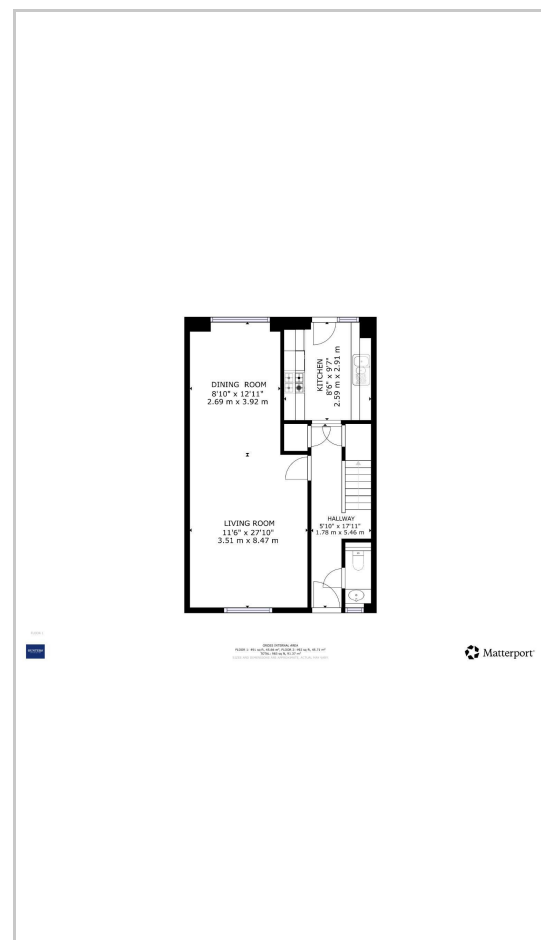
#### External

There is a small paved garden with beds to the front of the house, and good-sized one to the rear, benefiting from shed and gate to the on street/residents parking area.

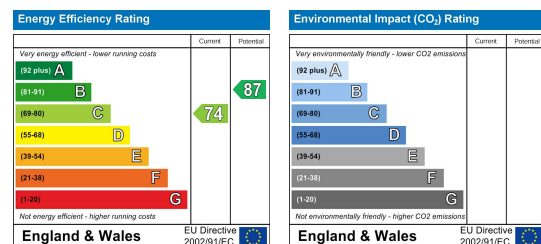
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Cobalt Business Exchange Cobalt Park Way, North Tyneside, NE28 9NZ

Tel: 0191 290 6000 Email: [northshields@hunters.com](mailto:northshields@hunters.com) <https://www.hunters.com>