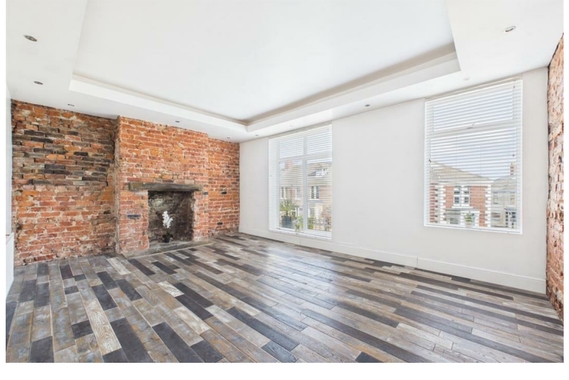


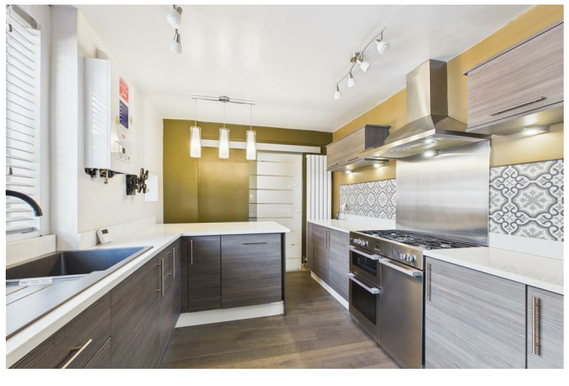
Brannen&Partners

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Park Crescent, 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 £260,000

Description

SPACIOUS THREE BEDROOM UPPER MAISONETTE WITH PRIVATE YARD SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We are delighted to welcome to the market this deceptively spacious three bedroom upper maisonette, conveniently located close to local shops and amenities in North Shields and a short walk to Tynemouth Village. Benefitting from modern interiors, versatile layout and a private rear yard.

Briefly comprising: Private entrance which leads to stairs up to the first floor landing. Overlooking the front of the property is a generously proportioned living room, boasting exposed brick feature walls, sliding patio doors opening to a Juliette balcony and solid wood flooring. The modern kitchen/breakfast room has fitted wall and base units including a breakfast bar offering seating. Appliances include a Range oven, freestanding fridge/freezer, dishwasher and microwave. Moving through to the rear of the property is a handy utility room providing additional storage as well as plumbing for a washing machine. From here stairs lead down to a lobby area where there is access out to the private yard. Positioned on the first floor is the main bedroom, particularly generous in size featuring a fireplace, decorative coving and ceiling rose. This room could be utilised as a second reception room depending on your needs.

To the top floor are two double bedrooms and stylish bathroom. The bathroom comprises a large jet spa bath with inset TV, separate walk in shower, hand basin and W.C housed within a fitted vanity unit and heated towel rail.

Externally to the rear is a private yard, block paved offering a pleasant seating area with a brick built BBQ and raised planters.

Excellent local amenities, well-regarded schools and convenient transport links are all close at hand, with North Shields and Tynemouth Metro stations providing easy access to Newcastle City centre and the surrounding areas. The award-winning Longsands Beach, Tynemouth Priory, Castle and Tynemouth Golf Club are all just a short stroll away, making this an exceptional location for those seeking a lifestyle that combines coastal living with everyday convenience.

Private Entrance Hallway

Kitchen/Breakfast Room
11'10" x 9'3"

Utility Room
9'8" x 6'7"

Living Room
20'7" x 14'9"

Bedroom One
15'0" x 13'0"

Top Floor Landing

Bedroom Two
11'8" x 10'11"

Bedroom Three
11'10" x 10'8"

Bathroom
9'6" x 6'6"

Externally
Externally to the rear is a private yard, block paved offering a pleasant seating area with a brick built BBQ and raised planters.

Tenure
Leasehold





