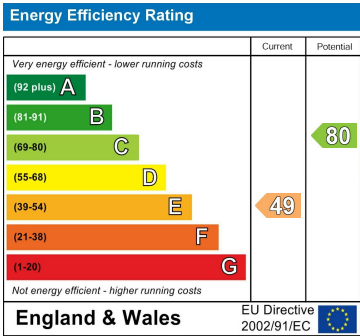




Lovaine Place West, North Shields



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 £240,000

Description

SUBSTANTIAL FOUR BEDROOM END TERRACED PROPERTY SET OVER THREE FLOORS, POSITIONED WITHIN THE HEART OF NORTH SHIELDS

Brannen & Partners are delighted to welcome to the market this unique four bedroom end terraced property, situated within the heart of North Shields. Boasting generous sized accommodation set over three floors, this ideal family home is complete with private rear yard and ample garage.

Briefly comprising: Welcoming entrance hallway, giving access to the principal rooms of the ground floor and stairs to the first floor.

To the right hand side, the generous initial reception space is naturally light due to the dual aspect. Benefitting from two tall picture windows, ceiling rose, coving and picture rail, finished with a feature fireplace housing a log burner, the living room is warm and inviting.

Across the hallway, the second reception space is currently utilised as a dining room. The dining room can accommodate a multitude of needs and layouts. From here, the kitchen can be accessed.

L-shaped in design, the kitchen presents wood effect wall, base and drawer units. Integrated appliances include a hob, oven and extractor, as well as a designated space for a washing machine, dishwasher and fridge freezer. A door provides access out to the rear yard.

Upon the first floor, the landing leads to the first two bedrooms and bathroom. Both bedrooms to this floor are doubles and are positioned to the front of the home. Whilst situated to the rear, the family bathroom is considerably sized, furnished with a WC, pedestal washbasin and bath with shower overhead.

Up to the second floor, another landing leads to the final two bedrooms. Whilst both bedrooms house Velux style windows, the third bedroom is a double in size and the fourth offers storage to the eaves.

Externally to the rear is a paved private yard, incorporating access to the ample garage which can be utilised for off street parking as opens onto the street.

North Shields is a sought after residential area and has great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and local shops, a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

Entrance Hallway
5'8" x 13'9"

Living Room
12'7" x 13'11"

Dining Room
12'6" x 13'9"

Kitchen
20'2" x 19'1"

Landing
18'2" x 16'10"

Bedroom One
12'5" x 13'8"

Bedroom Two
9'4" x 10'5"

Bathroom
5'8" x 14'0"

Bedroom Three
6'7" x 14'2"

Bedroom Four
12'5" x 14'1"

Garage
10'0" x 17'10"

Rear Yard

Tenure
Freehold

