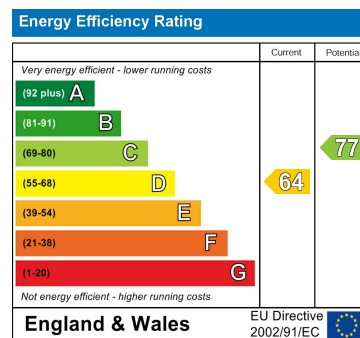




# Campville, North Shields



**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 £350,000

## Description

\* Best and Final Offers 28/4/26 at 3pm\*

SHOWING FANTASTIC POTENTIAL IS THIS SPACIOUS THREE BEDROOM DOUBLE FRONTED END TERRACED PROPERTY WITH A GARAGE AND GENEROUSLY SIZED GARDENS, SITUATED WITHIN THIS SOUGHT AFTER AREA IN NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN

We welcome to the market this well proportioned three bedroom double fronted end terrace, situated within this popular location in North Shields. Benefitting from two reception rooms, large gardens to the front and rear with a garage.

Briefly comprising: Entrance vestibule to the hallway leading to all rooms. There are two reception rooms equal in size, both with bay windows overlooking the front of the property. To the rear is the kitchen which has fitted wall and base units, an inner lobby from here gives access out to the rear garden.

To the first floor is a spacious landing leading to all three bedrooms and bathroom. Two of the bedrooms are doubles in size and the bathroom comprises a bath with shower over and hand basin, there is a separate W.C.

Externally there are well proportioned gardens to the front and rear. These are well maintained with lawn, mature planting, paved patio areas, greenhouse and access to the garage.

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. North Shields Fish Quay has an extensive range of cafés and restaurants, Tynemouth Village is also within walking distance and offers an elite range of cafes and restaurants as well as the award winning Longsands Beach.

## Entrance Vestibule

### Hallway

### Living Room

13'10" x 12'5"

### Sitting/Reception

13'11" x 12'6"

### Kitchen

12'2" x 10'5"

### Bedroom One

14'0" x 10'8"

### Bedroom Two

13'11" x 9'5"

### Bedroom Three

10'5" x 6'11"

### Bathroom

8'11" x 8'10"

### W.C.

### Externally

Externally there are well proportioned gardens to the front and rear. These are well maintained with lawn, mature planting, paved patio areas, greenhouse and access to the garage.

### Tenure

Freehold

