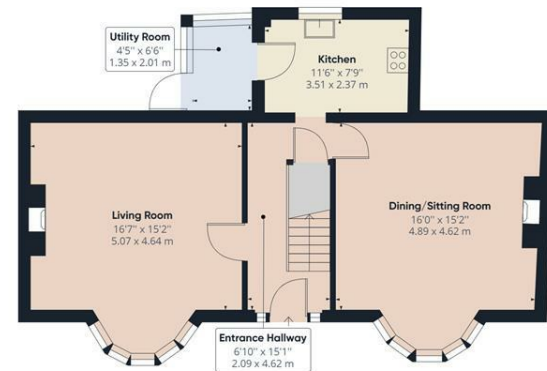
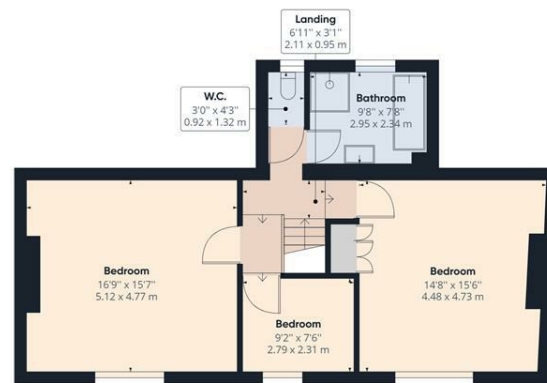




Sandringham Gardens, North Shields



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 1471.86 ft²
 136.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 £300,000

Description

DOUBLE FRONTED END TERRACED PERIOD PROPERTY WITH A GARAGE SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS OFFERED

Brannen & Partners welcome to the market this attractive three bedroom end terrace property, conveniently located close to amenities in North Shields. Boasting two generous sized reception rooms, private yard and garage.

Briefly comprising: Entrance to a welcoming hallway which gives access to all ground floor rooms and stairs leading to the first floor. To the front are two generous sized reception rooms, both featuring large bay windows, high ceilings, decorative coving and attractive fireplaces. To the rear is a well equipped kitchen which has fitted wall and base units, integrated appliances include a five ring gas hob, Neff double oven, extractor hood, fridge and dishwasher. A handy utility room provides additional storage, plumbing for a washing machine, tumble dryer and access out to the rear yard.

To the first floor are three bedrooms, two of which are large doubles. The family bathroom comprises a free standing bath, separate shower, hand basin and heated towel rail. There is a separate W.C.

Externally to the rear is a private yard providing a pleasant seating area and access to the garage.

This property is located in North Shields close to the thriving Fish Quay and to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus and Metro links. The property is a short walk in to 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 with the beautiful natural surroundings of Northumberland Park which is ideal for pleasant walks.

Entrance Hallway

Living Room
16'7" x 15'2"

Dining/Reception Room
16'0" x 15'1"

Kitchen
11'6" x 7'9"

Utility Room
6'7" x 4'5"

Bedroom One
16'9" x 15'7"

Bedroom Two
15'6" x 14'8"

Bedroom Three
9'1" x 7'6"

Bathroom
9'8" x 7'8"

W.C.

Externally

Externally to the rear is a private yard providing a pleasant seating area and access to the garage.

Tenure
Freehold

