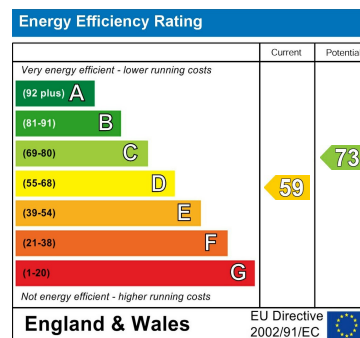




Park Crescent, North Shields



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.

Price Guide £350,000

Description

SPACIOUS TWO BEDROOM MID TERRACED PROPERTY SITUATED WITHIN THIS SOUGHT AFTER AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this well proportioned two bedroom terraced property, conveniently located close to local amenities in North Shields and a short walk to Tynemouth. Benefitting from two reception rooms, two double bedrooms, spacious bathroom and a large private yard.

Briefly comprising: Entrance vestibule leading to the hallway which gives access to ground floor rooms and stairs to the first floor. Overlooking the front of the property is the generously proportioned living room, featuring high ceilings, decorative coving, bay window and fireplace. Towards the rear is a further reception room being utilised as a dining room, French doors open out to the rear yard. The kitchen has an extensive range of fitted wall and base units, integrated appliances include a gas hob, extractor fan, electric oven and microwave. A handy utility room provides additional storage, plumbing for a washing machine and access out to the rear yard.

To the first floor is bright and airy with a split landing leading to two double bedrooms and bathroom. The bedroom to the front is particularly generous in size, boasting fitted wardrobes offering plenty of storage. The second bedroom also benefits from an extensive range of fitted wardrobes. To complete this home is a large bathroom, comprising a corner bath, separate step in shower, hand basin and W.C.

Externally to the rear is a large private yard with double gates to the back lane and to the front is a low maintenance town garden.

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 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 Longsands Beach. Tynemouth Golf Club is a few minutes walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

Entrance Vestibule

Hallway

Living Room

14'9" x 11'9"

Dining Room

14'11" x 10'4"

Kitchen

14'9" x 8'5"

Utility Room

8'9" x 7'4"

Bedroom One

14'10" x 14'4"

Bedroom Two

15'5" x 8'5"

Bathroom

12'5" x 8'5"

Externally

Externally to the rear is a large private yard with double gates to the back lane and to the front is a low maintenance town garden.

Tenure

Freehold

