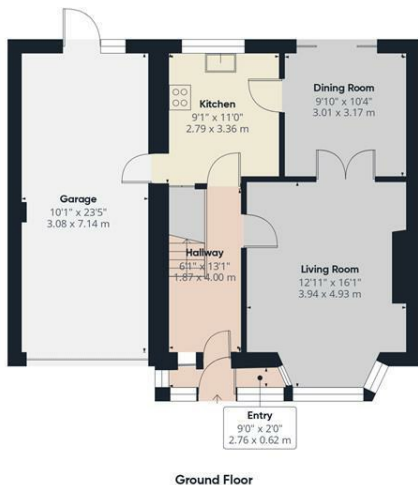




Cornhill Crescent, North Shields



Ground Floor



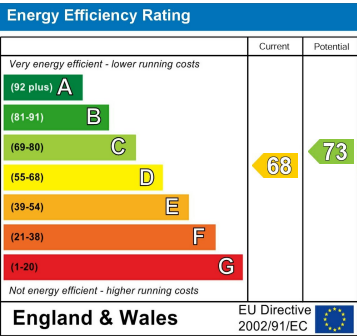
Floor 1

Approximate total area⁽¹⁾
1160 ft²
107.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 £240,000

Description

WONDERFUL OPPORTUNITY TO PURCHASE THIS WELL PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented three bedroom semi detached property situated in North Shields. Benefitting from two reception rooms, private rear garden, driveway parking and garage with an electric door.

Briefly comprising: Entrance porch to a welcoming hallway. Overlooking the front of the property is the living room which features a large bay window allowing plenty of light to fill the room and a feature fireplace housing a gas fire. Double doors lead to the dining room where sliding patio doors give access out to the rear garden. The kitchen has fitted units and a door leads to the garage where there is a utility area with plumbing for a sink and a washing machine.

To the first floor are three bedrooms, two of which are doubles and both benefit from fitted wardrobes providing additional storage. The bathroom comprises a bath, separate step in shower, hand basin and W.C.

Externally to the rear is a private garden laid mainly to lawn with mature shrubs and to the front is a small garden, block paved driveway and a 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 as well as good bus links and the Metro station nearby. The property is a short distance into Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach.

Entrance Porch

Hallway

Living Room
16'2" x 12'11"

Dining Room
10'4" x 9'10"

Kitchen
11'0" x 9'1"

Bedroom One
11'10" x 10'6"

Bedroom Two
11'1" x 9'10"

Bedroom Three
8'2" x 7'11"

Bathroom
8'0" x 7'10"

Externally

To the rear is a private garden laid mainly to lawn with mature shrubs and to the front is a small garden, block paved driveway with a garage.

Tenure
Freehold

