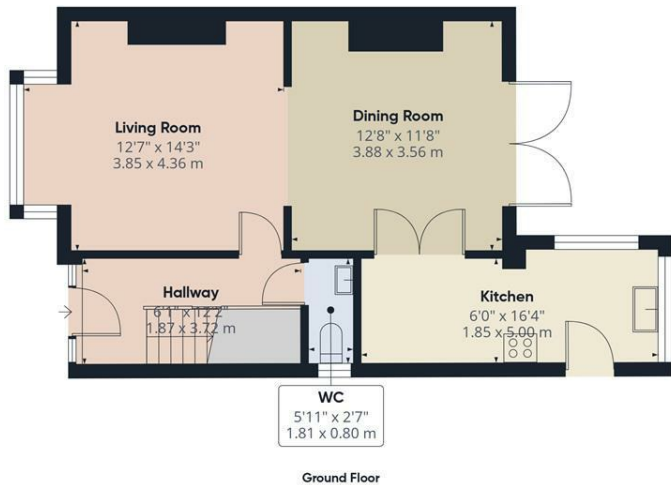




Hazel Avenue, North Shields

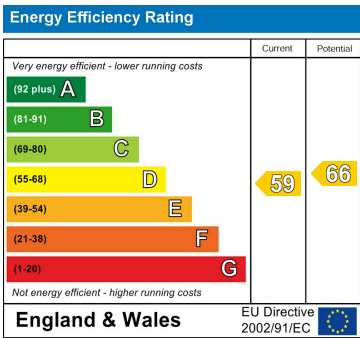
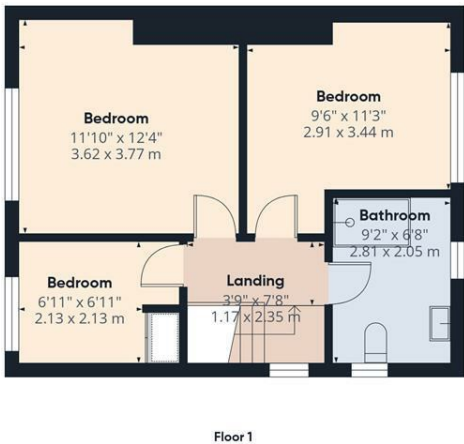


Approximate total area⁽¹⁾
918 ft²
85.3 m²

(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



Offers Over £285,000

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.

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA IN NORTH SHIELDS CLOSE TO PRESTON VILLAGE

Brannen & Partners are delighted to bring to the market this well proportioned three bedroom semi detached property in North Shields ideally positioned, within walking distance to local shops and amenities. Boasting open plan living, attractive private rear garden and driveway parking to the front.

Briefly comprising: Welcoming entrance hallway with stairs to the first floor. The open plan lounge/diner offers a dual aspect and provides a generous amount of space perfect for family living. The lounge area has a feature fireplace housing a gas fire and the dining area has double doors opening out to the rear garden. The well equipped kitchen has modern wall and base units which includes an integrated five ring gas hob, double oven, fridge/freezer, dishwasher and washing machine. A door gives access out to the side of the property. A separate W.C. is accessed from the hallway.

To the first floor are three good sized double bedrooms and family bathroom comprising a walk in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a well maintained private garden laid to lawn with a patio area, planting and a pond. To the front is driveway parking with side access to the rear garden.

This property is ideally located with a good choice of local shops and amenities, good road and local transport links as well as excellent schooling at all levels. Also conveniently situated a short car ride to Tynemouth Village which is a highly desirable area located at the mouth of the River Tyne and has a good choice of restaurants and shops.

Entrance Hallway

W.C.

Living Room
14'3" x 12'7"

Dining Room
12'8" x 11'8"

Kitchen
16'4" x 6'0"

Bedroom One
12'4" x 11'10"

Bedroom Two
11'3" x 9'6"

Bedroom Three
6'11" x 6'11"

Bathroom
9'2" x 6'8"

Externally

To the rear is a well maintained private garden laid to lawn with a patio area, planting and a pond. To the front is driveway parking with side access to the rear garden.

Tenure
Freehold

