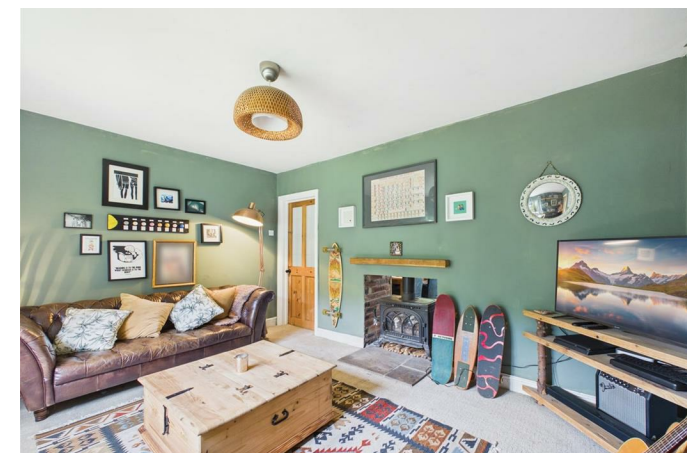




Military Road, North Shields



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 £625,000

Description

EXTENDED DOUBLE FRONTED FOUR BEDROOM SEMI DETACHED PROPERTY SITTING ON A GENEROUS SIZED PLOT SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS

Brannen & Partners welcome to the market this extended four bedroom semi detached home in North Shields. Positioned on a very large plot showing fantastic potential, this property also benefits from two reception rooms, open plan kitchen/diner, balcony, modern bathroom, expansive gardens and detached double garage.

There has been planning permission granted in the past which has now elapsed to build two houses within the plot.

Briefly comprising: Entrance hallway leading to all ground floor rooms and stairs to the first floor. The living room overlooks the front of the property and features a log burning stove, a door offers access to the kitchen/diner. Adjacent to the living room is a further reception room, double doors open out to a decked seating area to the front. To the rear is an open plan kitchen/diner, ideal for family living and entertaining friends. Integrated appliances include an electric hob, oven, extractor fan and dishwasher. Double doors open out to the rear garden and a door leads to a handy utility room providing storage and plumbing for a washing machine. From here is a separate shower room with hand basin, W.C. and heated towel rail.

To the first floor are four bedrooms and family bathroom. Three of the bedrooms are good sized doubles whilst the main double bedroom has a walk in wardrobe and French doors open to an attractive balcony overlooking the front garden. The modern family bathroom comprises a bath, separate walk in shower, hand basin, W.C. and heated towel rail.

Externally this property has wrap around gardens with a particularly large area to the front showing fantastic potential. This area is on a separate title and has had planning permission in the past to build two houses, it is mainly laid to lawn with a double garage and double gated allowing for driveway parking. To the rear is an enclosed private garden with timber decked patio and mature planting.

Positioned on a large plot, tucked behind Military Road in North Shields, close to the thriving Fish Quay and town centre. It is nearby 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 located in close proximity, which is ideal for pleasant walks.

Entrance Hallway

Living Room

14'6" x 10'11"

Sitting Room

12'11" x 12'3"

Kitchen/Diner

21'3" x 9'11"

Utility Room

7'11" x 7'4"

Shower Room

7'3" x 4'1"

Bedroom One

12'4" x 11'5"

Bedroom Two

12'0" x 10'9"

Bedroom Three

14'10" x 8'7"

Bedroom Four

8'11" x 7'9"

Bathroom

13'2" x 5'2"

Externally

Externally this property has wrap around gardens with a particularly large area to the front showing fantastic potential, mainly laid to lawn with a double garage and double gated allowing for driveway parking. This plot is on a separate title and has had planning in the past to build two houses.

To the rear is an enclosed private garden with timber decked patio and mature planting.

Tenure

Two freehold titles one for the property and one for the land to the front which is utilised by the current owners as a large garden.

