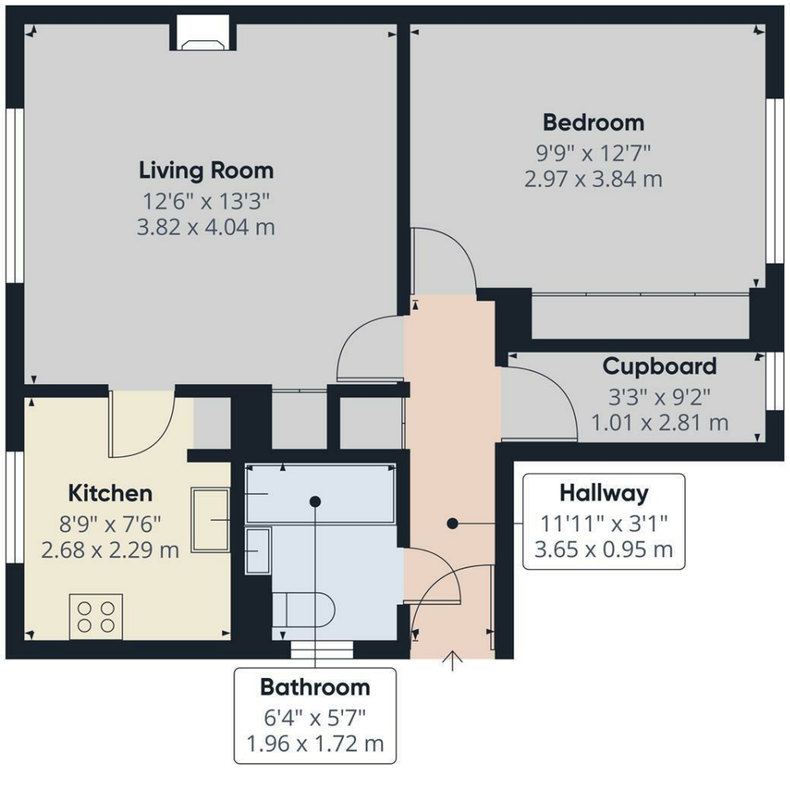
Brannen&Partners

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# Chirton Hill Drive, North Shields




Approximate total area(1)

479 ft²

44.6 m²

(1) Excluding balconies and terraces

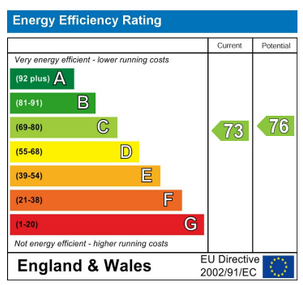
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

## Offers Over £65,000

## Description

ONE BEDROOM GROUND FLOOR FLAT SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS - OFFERED WITH GENEROUS GARDENS FRONT AND BACK AND NO UPPER CHAIN

Brannen & Partners present to the market this well maintained one bedroom ground floor flat. The property is ideally situated close to a range of local shops, amenities, and transport links in North Shields and benefits from living room, kitchen, bathroom and shared gardens to the front and rear.

Briefly comprising: The property is accessed via an entrance hallway, providing access to all rooms and benefiting from two useful storage cupboards.

A spacious living room features a large window overlooking the front garden, allowing plenty of natural light. The room also benefits from a useful storage cupboard and an electric fire, creating a comfortable focal point.

The kitchen is fitted with a range of wall and base units, with space for a freestanding oven and hob, together with plumbing for a washing machine. A window overlooks the front of the property.

A well proportioned double bedroom positioned to the rear of the property, featuring a large window, fitted wardrobes and a dressing table. An electric fire provides an additional feature to the room.

The bathroom comprises a bath with overhead shower, WC and wash hand basin. A window provides natural light and ventilation.

Externally the property benefits from spacious front and rear shared gardens.

Located in North Shields this property is within walking distance to good local shops, schools and amenities. Tynemouth Village is also within easy reach offering a good selection of local shops and restaurants as well as the award winning Long Sands beach.

**Entrance Hallway**
11'11" x 3'1"

**Living Room**
13'3" x 12'6"

**Kitchen**
8'9" x 7'6"

**Bedroom**
12'7" x 9'8"

**Bathroom**
6'5" x 5'7"

**Shared Back Garden**

**Front Garden**

**Tenure**
Leasehold











