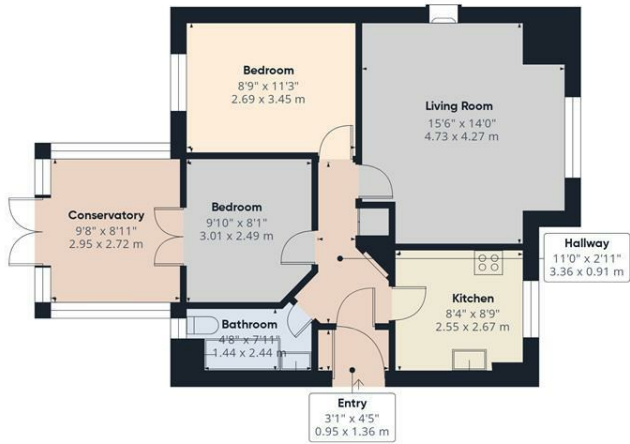
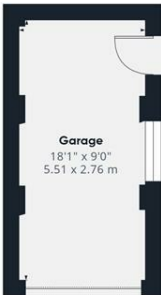




Haswell Gardens, North Shields



Ground Floor Building 1



Ground Floor Building 2

Approximate total area¹⁾
805 ft²
74.8 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



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 £230,000

Description

WELL PROPORTIONED TWO BEDROOM SEMI-DETACHED BUNGALOW WITH A GARAGE SITUATED ON A CORNER PLOT WITHIN THIS POPULAR DEVELOPMENT IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this spacious two bedroom semi-detached bungalow situated within this popular development in North Shields. Benefitting from good sized accommodation, conservatory, wrap around gardens, driveway parking and detached garage.

Briefly comprising: Entrance vestibule to the hallway leading to all rooms. The living room is generous in size offering views to the front of the property and featuring a fireplace housing an electric fire. The kitchen has fitted wall and base units which includes a gas hob, electric oven, plumbing for a washing machine and space for a freestanding fridge/freezer.

There are two bedrooms, one of which benefits from fitted wardrobes. The second bedroom gives access to the conservatory which overlooks and gives access to the private garden.

The bathroom comprises a bath with shower over, hand basin and W.C.

This property sits on a good sized corner plot, benefitting from wrap around gardens. To the rear is a low maintenance private garden which is paved and leads to the detached garage where there is driveway parking.

Ideally positioned within a sought after residential development in North Shields. Benefitting from great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and shops, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

Entrance Vestibule

Hallway

Living Room
15'6" x 14'0"

Kitchen
8'9" x 8'4"

Bedroom One
11'3" x 8'9"

Bedroom Two
9'10" x 8'2"

Conservatory
9'8" x 8'11"

Bathroom
8'0" x 4'8"

Externally

This property sits on a good sized corner plot, benefitting from wrap around gardens. To the rear is a low maintenance private garden which is paved and leads to the detached garage where there is driveway parking.

Tenure
Freehold

