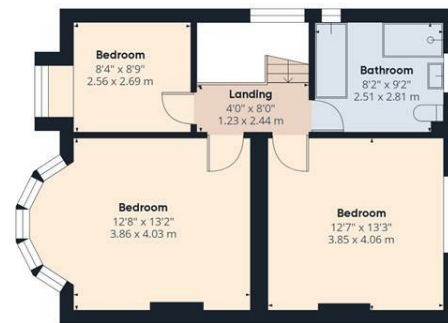
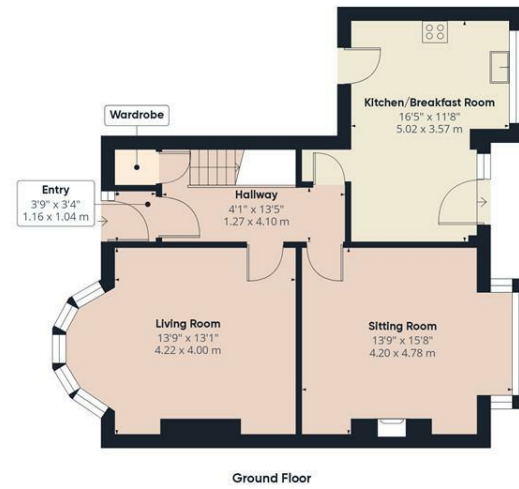




# Medway Gardens, North Shields



Approximate total area<sup>(1)</sup>  
1244.41 ft<sup>2</sup>  
115.61 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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.

Price Guide £385,000

## Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN A SOUGHT AFTER RESIDENTIAL AREA IN NORTH SHIELDS

We are delighted to welcome to the market this well proportioned three bedroom family home conveniently located close to amenities in North Shields and Preston Village. Boasting generous sized accommodation, two reception rooms, south facing garden, driveway parking and garage.

Briefly comprising: Entrance vestibule to a welcoming hallway with a storage cupboard and stairs to the first floor. To the front is a pleasant reception room featuring a bay window and fireplace. Overlooking the rear garden is a further reception room which is bright and airy due to a southerly aspect, there is a box bay window and fireplace housing a gas fire. The extended kitchen/breakfast room has fitted wall and base units which includes an integrated electric hob, oven and space for a fridge/freezer and plumbing for a washing machine. A door gives access out to the rear garden as well as a door to the garage.

To the first floor are three double bedrooms, two of which are very generous in size. The modern family bathroom comprises a bath, separate walk in shower, heated towel rail and fitted vanity unit housing a hand basin and W.C.

Externally to the rear is a large southerly facing garden laid to lawn with a patio area, mature planting and timber shed. Side access leads to the front where there is a garden, driveway parking and garage with an electric door.

This property is ideally located within this sought after area in North Shields with a good choice of local shops, amenities and schools within walking distance, as well as good road and local transport links including bus and metro. North Shields Fish Quay is a popular area, it showcases a cosmopolitan mix of dining and brasseries. Also conveniently situated close to Tynemouth Village which is a highly desirable area located at the mouth of the River Tyne. It offers a good choice of restaurants and shops as well as excellent local schooling at all levels.

### Entrance Vestibule

### Hallway

### Living Room

13'10" x 13'1"

### Sitting Room

15'8" x 13'9"

### Kitchen/Breakfast Room

16'5" x 11'8"

### Bedroom One

13'2" x 12'7"

### Bedroom Two

13'3" x 12'7"

### Bedroom Three

8'9" x 8'4"

### Bathroom

9'2" x 8'2"

### Externally

Externally to the rear is a large southerly facing garden laid to lawn with a patio area, mature planting and timber shed. Side access leads to the front where there is a garden, driveway parking and garage with an electric door.

### Tenure

Freehold

