



Spring Gardens, 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 £250,000

Description

SPACIOUS DOUBLE FRONTED THREE BEDROOM SEMI DETACHED HOME, IDEALLY SITUATED UPON A QUIET STREET IN NORTH SHIELDS - IN NEED OF MODERNISATION AND AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this double fronted three bedroom family home, ideally situated upon a quiet street in North Shields. Boasting spacious accommodation throughout, the home presents two ample reception rooms, breakfasting kitchen, three double bedrooms, bathroom and WC, complete with front and rear gardens, single driveway and garage.

Briefly comprising: Practical entry leads directly into the generous reception hallway, connecting to all rooms of the ground floor, housing integral storage and stairs to the first floor.

Initially, the living room sits to the right. Overlooking the front of the home via an original bay window, the primary reception space presents further period features such as a dado rail, ceiling coving and ornate fireplace surround housing a gas fire.

To the left, the amply sized dining room offers the ideal second reception space. Furnished with an original picture rail, stone fireplace and French doors to the rear garden, the dining room can accommodate a multitude of needs and layouts.

Positioned to the rear of the home, the breakfasting kitchen is well sized, incorporating a breakfast bar for dining. Offering a modern monochrome design, the kitchen itself is equipped with access to the rear garden as well as a variety of high gloss wall, base and drawer units, framed with granite effect worktops. Integral appliances include: extractor hood, hob, oven and washing machine.

Upon the first floor, the open landing provides access to all rooms. All bedrooms are doubles in size, positioned to the front of the home and two of which house fitted wardrobes. Whilst the bathroom is situated to the rear, furnished with an integral bath, shower cubicle, vanity wash basin with storage and an integral airing cupboard. A separate WC sits adjacent.

Externally to the rear, the ample rear garden is south facing and provides access to two integral outhouses, as well as the garage. Presenting a well sized lawn bordered by patio, the garden offers a secluded space to unwind. To the front, two lawned areas border the pathway to the front door, sitting aside a single driveway with access to the garage.

North Shields offers a wide range of amenities. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus links and the Metro station nearby. The property is a short distance into Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach.

Entry

Hallway

6'3" x 13'0"

Living Room

12'4" x 16'3"

Dining Room

12'7" x 14'0"

Kitchen

16'5" x 7'5"

Landing

7'1" x 7'0"

Bedroom One

9'8" x 16'11"

Bedroom Two

10'9" x 14'1"

Bedroom Three

7'1" x 9'8"

Bathroom

9'2" x 7'6"

WC

Garage

10'10" x 15'6"

Front & Rear Garden

Tenure

Freehold

