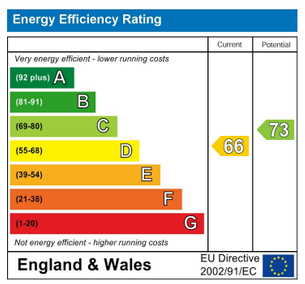
Brannen&Partners

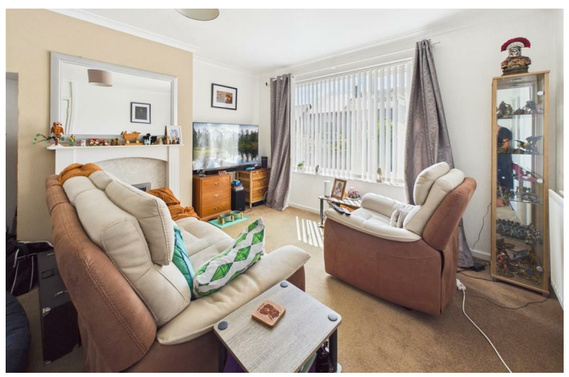
www.brannen-partners.co.uk

Morwick Road, North Shields











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 £170,000

Description

THREE BEDROOM SEMI-DETACHED FAMILY HOME IN A POPULAR NORTH SHIELDS LOCATION

Brannen & Partners welcome to the market this three-bedroom semi-detached family home, ideally situated within a sought-after residential estate in North Shields.

The property offers spacious and versatile accommodation throughout, benefiting from a bright conservatory, an open-plan dining kitchen, a family bathroom with separate W.C., and three well-proportioned bedrooms.

Externally, there is a generous rear garden, outhouses providing useful storage space, a front garden, and a driveway offering off-street parking.

Briefly comprising: the property is entered via an entrance hall providing access to all principal ground floor rooms. To the front of the property is a bright living room featuring a large window overlooking the front garden, a fireplace and an archway opening into the dining kitchen, creating an excellent flow for modern family living.

The dining kitchen is positioned to the rear and offers ample space for a dining table. The kitchen is fitted with a range of base and wall units and includes plumbing for a washing machine and tumble dryer, space for an under-counter fridge and freezer, and space for a freestanding oven. Two windows to the rear of the room enjoy views towards the rear garden and conservatory.

A door from the kitchen leads into the conservatory, which provides additional living space and direct access to the rear garden.

To the first floor, the landing benefits from a window allowing plenty of natural light and provides access to three bedrooms, the bathroom and a separate WC. There are two generous double bedrooms, one situated to the front and one to the rear, both benefiting from large windows and useful storage cupboards. The third bedroom overlooks the front elevation.

The bathroom comprises a panelled bath with overhead shower, wash hand basin and storage cupboard. A separate WC completes the first-floor accommodation.

Externally, the property enjoys a particularly spacious rear garden together with a brick-built outhouses providing useful storage. There is access to the front of the property via a gate. To the front, there is a garden and a driveway offering off-street parking.

Ideally situated for families, the property is within easy reach of several well-regarded schools, including Whitehouse Primary School, New York Primary School and St Thomas More Catholic High School. The location also benefits from convenient access to local shops, amenities, North Tyneside General Hospital, public transport links and the nearby coastline.

Entrance Hallway
13'0" x 5'11"

Living Room
13'11" x 11'3"

Dining Kitchen
18'11" x 10'0"

Conservatory
10'0" x 8'9"

Landing
9'3" x 3'6"

Bedroom
13'7" x 11'0"

Bedroom
10'11" x 10'6"

Bedroom
9'6" x 7'7"

Bathroom
5'4" x 5'0"

W.C
4'8" x 2'9"

Rear Garden

Front Garden

Driveway

Tenure
Freehold

