Brannen&Partners

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Billy Mill Avenue, 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 £335,000

Description

SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME WITH LARGE GARDEN, GARAGE AND DRIVEWAY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS. SHOWING FANTASTIC POTENTIAL AND READY TO MAKE YOUR OWN - AVAILABLE WITH NO UPPER CHAIN

Brannen and Partners welcome to the market this four bedroom semi-detached property situated in North Shields. Benefitting from good sized accommodation, the home boasts a stylish open plan dining kitchen, two reception spaces, four good sized bedrooms, modern family bathroom, substantial rear garden, garage and driveway parking.

Briefly comprising: The property is entered via an entrance porch, leading into a welcoming hallway with access to all ground floor rooms.

To the front, the living room is a generous reception space, featuring a large bay window allowing plenty of natural light to flood in, alongside a fireplace with gas fire.

To the rear, the property boasts a bright and spacious open plan kitchen and dining area, fitted with a stylish range of base and wall units, integrated fridge freezer, dishwasher, oven and electric hob. A breakfast island provides additional preparation space and informal seating, while there is ample room for a family dining table. A window overlooks the rear garden, enhancing the light and airy feel of this impressive space.

Doors lead through to a conservatory, providing a further reception space and direct access to the rear garden.

An additional door from the kitchen leads to the double garage, which benefits from plumbing for a washing machine, a sink and access doors to both the front and rear.

Stairs rise to the first floor landing, providing access to four well proportioned bedrooms and the family bathroom.

The master bedroom is a spacious double positioned to the front of the property, featuring a bay window overlooking the front aspect and fitted wardrobes with drawers.

The second bedroom is another generous double, enjoying three windows overlooking the rear garden, together with sliding door fitted wardrobes.

The third bedroom, situated above the garage, is a spacious double with dual aspect windows to the front and rear.

The fourth bedroom is positioned to the front of the property and offers further versatile accommodation.

The family bathroom comprises a WC, wash hand basin, bathtub and separate shower cubicle, with a window to the rear providing natural light.

Externally, the property benefits from a substantial rear garden, offering an excellent space for family life and outdoor entertaining. The garden incorporates paved and artificial lawn areas, providing a practical and low maintenance setting. To the front, there is a further low maintenance garden and a driveway providing off-road parking.

North Shields offers a wide range of amenities, it is close to local schools, major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus links. North Shields Fish Quay is only a short distance away and has an extensive range of cafés and restaurants. Tynemouth Village is also nearby and offers an elite range of cafes and restaurants as well as the award winning Long Sands Beach.

Porch
6'11" x 2'0"

Entrance Hallway
6'0" x 13'3"

Living Room
12'10" x 12'0"

Dining Kitchen
19'4" x 12'1"

Conservatory
7'10" x 7'6"

Landing

Bedroom One
12'9" x 11'8"

Bedroom Two
9'8" x 11'8"

Bedroom Three
6'5" x 25'3"

Bedroom Four
7'3" x 8'2"

Family Bathroom
8'1" x 7'3"

Garage
26'0" x 6'5"

Rear Garden

Front Garden & Driveway

Tenure
Freehold











