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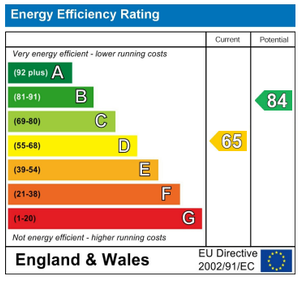
Beaumont Street, North Shields











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 £270,000

Description

DECEPTIVELY SPACIOUS & STYLISH THREE BEDROOM TERRACED PROPERTY SITUATED CENTRALLY WITHIN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this beautifully presented three bedroom terraced property, conveniently positioned close to local shops, amenities and Metro station in North Shields. Boasting two well proportioned reception rooms, stylish kitchen, beautifully appointed bathroom, three double bedrooms, large loft space showing fantastic potential and a private yard.

Briefly comprising: Entrance to a welcoming hallway which gives access to all ground floor rooms and stairs lead to the first floor.
To the front of the property is a generous sized living room featuring high ceilings and exposed brick firebreast housing a multi-fuel stove. Overlooking the rear yard is a further reception room being utilised as a dining room, another great sized room with feature fireplace housing a multi-fuel stove.

Moving through to the rear of the property is a well equipped stylish kitchen, benefitting from modern fitted wall and base units with quartz worktops. Integrated appliances include an induction hob, two ovens, fridge/freezer and dishwasher. Glazed bi-folding doors allow plenty of light to fill the room and open out to the rear yard. A convenient W.C. is accessed from the entrance hallway.

To the first floor is a spacious split landing with a space providing a pleasant reading area. There are three double bedrooms, two of which are very generous in size. The beautifully appointed bathroom comprises a freestanding bath, separate walk in shower, hand basin positioned upon a fitted vanity unit, W.C. and heated towel rail.

Stairs from the landing lead up to a large loft space, showing fantastic potential with the relevant permissions.

Externally to the rear is a private yard with an artificial lawn providing a pleasant seating area. To the front is a low maintenance town garden.

Ideally positioned close to local shops and amenities 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, 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 Hallway

Living Room
15'1" x 14'8"

Dining Room
14'9" x 12'6"

Kitchen
17'5" x 6'8"

W.C.

Bedroom One
14'9" x 12'7"

Bedroom Two
14'8" x 12'9"

Bedroom Three
11'0" x 6'7"

Bathroom
9'4" x 8'8"

Loft Space
30'2" x 19'9"

Externally
To the rear is a private yard with an artificial lawn providing a pleasant seating area. To the front is a low maintenance town garden.

Tenure
Freehold







