



Murton Lane, Murton Village



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.

Price Guide £275,000

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY WITH A SOUTH FACING GARDEN SITUATED WITHIN MURTON VILLAGE OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented three bedroom semi detached property, occupying a good sized plot in Murton Village. Benefitting from an extended lounge/diner, southerly facing garden, garage and driveway parking.

Briefly comprising: Entrance hallway leading to a bright and airy extended lounge/diner. This room provides a generous amount of space featuring a fireplace with an electric fire and double doors opening out to the rear garden. The kitchen overlooks the front of the property, fitted wall and base units provide storage and integrated appliances include a gas hob, electric oven, extractor fan, space for a fridge/freezer and plumbing for a washing machine.

To the first floor are three bedrooms and bathroom. Two of the bedrooms are doubles in size and one benefits from fitted wardrobes. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally to the rear is a beautifully maintained southerly facing private garden, laid to lawn with a paved patio and mature planting. To the front is a lawn, driveway parking and a garage.

Situated within the peaceful Murton Village, close to local amenities and a short drive to North Shields which is a sought after residential area and has great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and local shops, a short car ride can take you to the regenerated Fish Quay, Tynemouth Village and Whitley Bay, all offering a great selection of restaurants and cafes. Silverlink shopping park is also within easy reach.

Entrance Hallway

W.C.

Lounge/Diner

21'2" x 18'9"

Kitchen

11'8" x 9'11"

Bedroom One

12'4" x 8'8"

Bedroom Two

11'5" x 8'7"

Bedroom Three

11'6" x 8'0"

Bathroom

8'7" x 6'2"

Externally

Externally to the rear is a beautifully maintained private southerly facing garden, laid to lawn with a paved patio and mature planting. To the front is a lawn, driveway parking and a garage.

Tenure

Freehold

