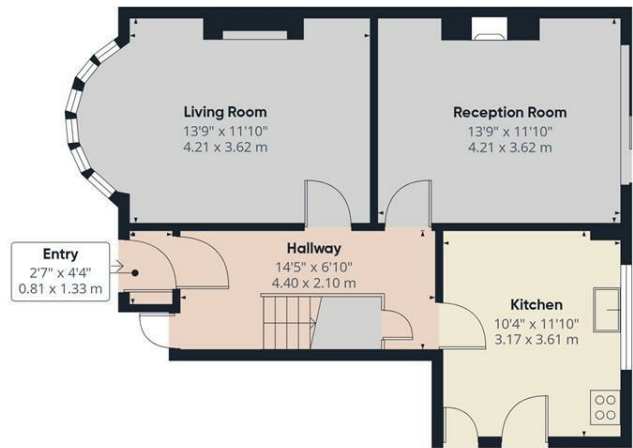
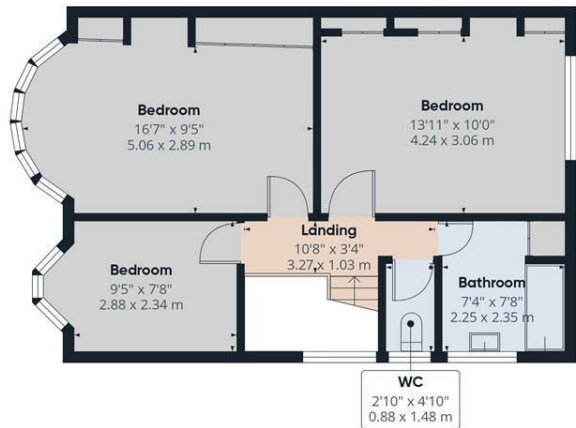




Otterburn Road, North Shields



Ground Floor



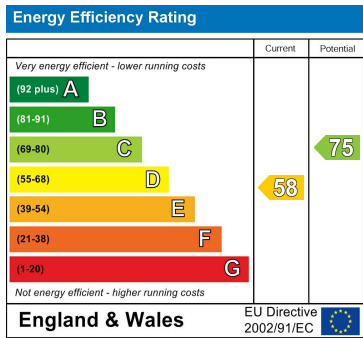
Floor 1

Approximate total area⁽¹⁾
1113 ft²
103.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 £230,000

Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY SITUATED CLOSE TO PRESTON VILLAGE IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen and Partners are delighted to welcome to the market this three bedroom semi detached family home situated within this sought after residential area close to Preston Village in North Shields. Benefitting from spacious accommodation, two reception rooms and private garden with garage. The family feel and potential of this property makes for an exciting opportunity which can only be truly appreciated by viewing.

Briefly comprising: Entrance vestibule to a welcoming hallway leading to all rooms and stairs to the first floor. Overlooking the front of the property is a generously proportioned living room featuring a large bay window allowing plenty of light to fill the room. To the rear is a further reception room with a fireplace and sliding patio doors opening out to the rear garden. To complete the ground floor is the kitchen which has fitted units including a gas hob and electric oven.

To the first floor are three bedrooms, family bathroom and separate W.C. Two of the bedrooms are good sized doubles and both have fitted wardrobes providing additional storage. The bathroom comprises a bath with hand basin.

Externally to the rear is a private garden laid to lawn with side access to the front where there is a garden, driveway parking and a garage.

This property is ideally located with a good choice of local shops and amenities nearby, good road and local transport links as well as excellent schooling at all levels. Also conveniently situated a short car ride to Tynemouth Village which is a highly desirable area located at the mouth of the River Tyne and has a good choice of restaurants and shops.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Vestibule

Hallway

Living Room
13'9" x 11'10"

Dining/Reception Room
13'9" x 11'10"

Kitchen
11'10" x 10'4"

Bedroom One
16'7" x 9'5"

Bedroom Two
13'10" x 10'0"

Bedroom Three
9'5" x 7'8"

Bathroom
7'8" x 7'4"

W.C.

Externally
Externally to the rear is a private garden laid to lawn with side access to the front where there is a garden, driveway parking and a garage.

Tenure
Freehold

