



Station Road, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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 £200,000

Description

ATTRACTIVE TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS

Brannen & Partners welcome to the market this well presented two bedroom semi detached bungalow situated in Percy Main, North Shields. Boasting modern interiors, stylish bathroom, south westerly facing garden and driveway parking for two cars.

Briefly comprising: Entrance to a welcoming hallway where there is built in storage and a loft hatch accessing a boarded loft space. The living room is well proportioned and features a fireplace with an electric fire and bi-folding doors to the conservatory which overlooks the rear garden. A handy utility room offers additional storage and plumbing for a washing machine. The kitchen has a modern range of fitted wall and base units which includes a breakfast bar, integrated dishwasher, extractor fan and space for a freestanding oven and fridge/freezer. There are two double bedrooms, one of which benefits from fitted mirrored sliding wardrobes. The stylish bathroom comprises a freestanding bath, separate shower cubicle, hand basin within a vanity unit, W.C and heated towel rail.

Externally to the rear is a well maintained south westerly facing garden with artificial lawn, mature shrubs and planting. To the front is a lawn and block paved driveway for multiple cars.

North Shields offers a wide range of amenities. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus links and the Metro station nearby. The property is a short distance into Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach.

Entrance Hallway

Living Room
15'1" x 9'11"

Conservatory
18'0" x 9'3"

Utility Room
9'8" x 5'1"

Kitchen
8'11" x 8'5"

Bedroom One
14'8" x 8'0"

Bedroom Two
10'1" x 9'1"

Bathroom
10'6" x 5'8"

Externally

To the rear is a well maintained south westerly facing garden with artificial lawn, mature shrubs and planting. To the front is a lawn and block paved driveway for multiple cars.

Tenure
Freehold

