



Eustace Avenue, North Shields



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 76 |
| (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 £159,950

Description

WELL PROPORTIONED TWO BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS

We welcome to the market this well presented two bedroom semi detached property situated in North Shields. Benefitting from two double bedrooms, kitchen/breakfast room, generous sized corner plot and low maintenance gardens.

Briefly comprising: Entrance hallway with stairs to the first floor. Overlooking the front of the property is a well proportioned living room, featuring a fireplace, box bay window and an understairs storage cupboard. To the rear is the kitchen/breakfast room, fitted wall and base units provide storage as well as space for a free standing oven, fridge/freezer and plumbing for a washing machine. A door offers access out to the rear garden.

To the first floor are two double bedrooms, one of which benefits from a built in cupboard. The shower room comprises a step in shower, hand basin and W.C.

This property sits on a generous sized corner plot, benefitting from low maintenance gardens to the front, side and rear.

Located in North Shields this property has excellent road links to Newcastle City centre and other coastal towns. It is within close proximity to good local shops, schools and amenities. Tynemouth Village is also within easy reach, offering a good selection of local shops and restaurants as well as the award winning Long Sands Beach.

Entrance Hallway

Living Room
13'10" x 12'9"

Kitchen/Breakfast Room
17'3" x 8'10"

Bedroom One
14'0" x 9'7"

Bedroom Two
12'2" x 9'3"

Shower Room
7'8" x 5'5"

Externally

This property sits on a generous sized corner plot, benefitting from low maintenance gardens to the front, side and rear.

Tenure

Freehold

