



Chirton Hill Drive, North Shields



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.



Offers Over £220,000



Description

OCCUPYING A GENEROUS SIZED PLOT IS THIS SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS

Brannen & Partners welcome to the market this well proportioned two bedroom semi detached bungalow which sits on a generous sized plot with gardens to the front and rear. This freehold property benefits from two double bedrooms, conservatory, driveway parking and garage.

Briefly comprising: Entrance hallway giving access to all rooms. The spacious living room is situated to the rear featuring a fireplace housing an electric fire. Full height glazed windows allow plenty of light to fill the room as well as a door leading to the conservatory overlooking the garden. The kitchen has a good range of fitted wall and base units which includes a gas hob, electric oven, extractor fan, fridge/freezer and dishwasher.

Both bedrooms are doubles in size and one benefits from fitted sliding wardrobes providing additional storage. The shower room comprises a step in shower, W.C. and hand basin within a fitted vanity unit.

Externally to the rear is a private westerly facing garden laid to lawn with patio area and mature planting. To the front is a low maintenance gravelled garden, driveway parking for multiple cars and a garage.

Located in North Shields this property is within walking distance to good local shops 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  
15'8" x 11'10"

Conservatory  
9'0" x 8'7"

Kitchen  
9'4" x 8'5"

Bedroom One  
12'0" x 9'10"

Bedroom Two  
9'3" x 9'1"

Shower Room  
6'9" x 5'6"

Externally  
Externally to the rear is a private westerly facing garden laid to lawn with patio area and mature planting. To the front is a low maintenance gravelled garden, driveway parking for multiple cars and a garage.

Tenure  
Freehold

