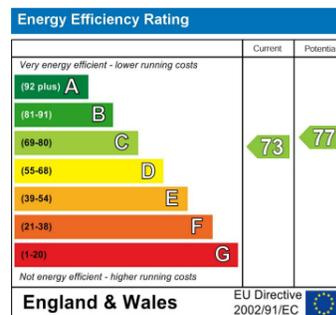




# Tynemouth Road, North Shields



**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 £225,000

## Description

FULLY REFURBISHED THREE BEDROOM UPPER MAISONETTE SITUATED CLOSE TO NORTHUMBERLAND PARK IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We welcome to the market this fully refurbished three bedroom upper maisonette situated within this popular residential area in North Shields, within walking distance of Tynemouth Village. Benefitting from spacious open plan living, modern interiors, two bathrooms and rear yard.

Briefly comprising: Private entrance to a hallway with stairs to the first floor landing. The living room offers a generous amount of space featuring high ceilings, window to the front and a wall mounted electric fire. An opening leads to a further reception space which could be utilised as a spacious dining room, a walk in cupboard provides storage and stairs lead to the top floor. There is a bedroom on this floor, this versatile room could be utilised as a home office if required.

To the rear is a well equipped modern kitchen with a breakfast bar, integrated appliances include an electric hob, oven, extractor fan, dishwasher and washing machine. An inner lobby gives access to a shower room comprising a walk in shower, hand basin within a vanity unit, W.C. and heated towel rail.

To the top floor are two further double bedrooms, one of which benefits from an en-suite shower room with hand basin, W.C. and heated towel rail.

Externally to the rear is a shared yard.

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. The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. Tynemouth Golf Club is a few minutes walk away as is the regenerated Northumberland Park ideal for pleasant walks.

## Entrance Hallway

### Living Room

13'9" x 12'11"

### Dining Room

16'9" x 13'1"

### Kitchen

12'4" x 10'7"

### Shower Room

7'8" x 4'2"

### Bedroom Three

10'6" x 7'10"

## Top Floor Landing

### Bedroom One

14'8" x 10'6"

### En-suite

7'8" x 4'7"

### Bedroom Two

15'11" x 9'4"

### Externally

To the rear is a shared yard.

### Tenure

Leasehold

