



Oakham Gardens, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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 £115,000

Description

**** WELL PRESENTED TWO BEDROOM END TERRACED PROPERTY WITH GENEROUS SIZE GARDEN AND DRIVEWAY PARKING - NO UPPER CHAIN ****

Brannen & Partners welcome to the market this well presented two bedroom end terraced property situated within North Shields. Benefitting from modern interiors, good size rear garden and fitted solar panels.

Briefly comprising: Entrance hallway with stairs to the first floor. The living room overlooks the front of the property, double doors open to the kitchen/breakfast room which has fitted wall and base units which includes an electric hob, oven and extractor fan. French doors lead to the rear garden.

To the first floor are two double bedrooms, one of which benefits from fitted sliding wardrobes. The modern bathroom consists of a bath, shower over, fitted vanity unit housing a hand basin, W.C. and heated towel rail.

Externally to the rear is a good size private garden laid mainly to lawn with a decked patio area. To the front is a lawn and driveway parking.

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. North Shields Fish Quay has an extensive range of cafés and restaurants as well as Tynemouth Village offering an elite range of cafes and restaurants as well as the award winning Long Sands beach.

Entrance Hallway

Living Room

14'4" x 12'10"

Kitchen/Breakfast Room

12'9" x 9'2"

Bedroom One

12'8" x 10'4"

Bedroom Two

11'3" x 7'9"

Bathroom

7'10" x 4'9"

Externally

To the rear is a good size private garden laid mainly to lawn with a decked patio area. To the front is a lawn and driveway parking.

