



## Broomlea, 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		80	85
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 £130,000

## Description

WELL PRESENTED TWO BEDROOM MID-LINK PROPERTY SITUATED WITHIN THIS RESIDENTIAL AREA IN NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN

We welcome to the market this well presented two bedroom mid-link property situated within a cul-de-sac in this residential area in North Shields. Benefitting from open plan living, sunroom, private rear garden and driveway parking.

Briefly comprising: Entrance porch leading directly to the open plan lounge/hallway. The living room is a good size and has sliding patio doors leading to the sunroom which overlooks and gives access out to the rear garden. The kitchen has fitted wall and base units, integrated appliances include a gas hob, electric oven, extractor hood, space for a fridge/freezer and plumbing for a washing machine.

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

Externally to the rear is a private garden with artificial lawn and timber decked patio, to the front is 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 is only a short drive away and has an extensive range of cafés and restaurants. Tynemouth Village is also a short distance and offers an elite range of cafe's and restaurants as well as the award winning Longsands Beach.

### Entrance Porch

### Hallway

### Kitchen

11'8" x 5'11"

### Living Room

12'11" x 11'9"

### Sunroom

10'5" x 3'7"

### Bedroom One

11'8" x 8'10"

### Bedroom Two

9'0" x 8'2"

### Bathroom

6'2" x 5'6"

### Externally

Externally to the rear is a private garden with artificial lawn and timber decked patio, to the front is driveway parking.

### Tenure

Freehold

