



Howard Street, 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	59	75
(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 £320,000

Description

BEAUTIFULLY APPOINTED THREE BEDROOM MID TERRACED PERIOD PROPERTY WITH OFF STREET PARKING SITUATED CENTRALLY WITHIN A CONSERVATION AREA IN NORTH SHIELDS

Brannen & Partners welcome to the market this attractive three bedroom property which has been fully refurbished by the current owners. Boasting some period features, newly fitted wooden sash windows to the front, two reception rooms, modern interiors, private yard and off street parking for two cars to the rear.

Briefly comprising: Entrance vestibule to a welcoming hallway which gives access to all rooms, stairs to the first floor and benefits from concealed understairs storage. Overlooking the front of the property is a well proportioned living room, a door leads to the dining room which is another generous sized reception room featuring an attractive fireplace housing an electric fire.

To the rear is a well equipped kitchen, fitted wall and base units provide plenty of storage, integrated appliances include an induction hob, oven, extractor fan, space for a fridge/freezer and plumbing for a washing machine. A separate W.C. is accessed from the hallway.

To the first floor is a spacious split landing which offers access to three bedrooms and family bathroom. Two of the bedrooms are large doubles with decorative fireplaces. The bathroom is generously proportioned comprising a free standing bath, separate shower, hand basin with a vanity unit, W.C and heated towel rail. From the landing area is a loft hatch with a drop down ladder giving access to a large loft space.

Externally to the rear is a private yard with access to off street parking for two cars. To the front of the property is a low maintenance town garden.

Positioned centrally within this regenerated part of North Shields, offering 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 walk away and has an extensive range of cafés and restaurants. Tynemouth Village is also within walking distance and offers an elite range of cafes and restaurants as well as the award winning Long Sands Beach.

Entrance Vestibule

Hallway

Living Room

16'9" x 14'4"

Dining Room

14'8" x 14'3"

Kitchen

11'7" x 9'4"

W.C.

Bedroom One

14'8" x 11'10"

Bedroom Two

14'11" x 13'1"

Bedroom Three

11'1" x 7'8"

Bathroom

16'3" x 9'7"

Externally

To the rear is a private yard with access to off street parking for two cars. To the front of the property is a low maintenance town garden.

Tenure

Freehold

