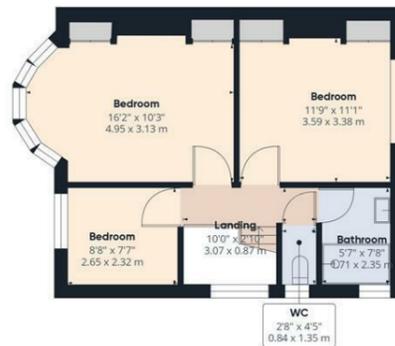




Balmoral Gardens, North Shields



Ground Floor



Floor 1

Approximate total area¹⁾
1155.68 ft²
107.37 m²

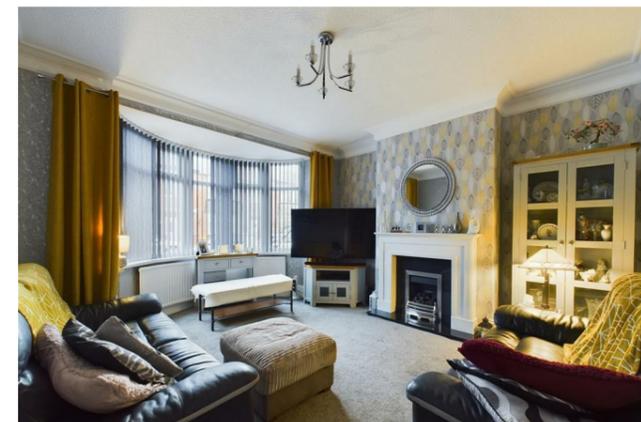
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 £285,000

Description

WELL PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA OF NORTH SHIELDS

Brannen & Partners are delighted to bring to the market this well proportioned three bedroom semi detached property situated in North Shields. Offering good size accommodation, open plan kitchen/diner and driveway parking with a garage.

Briefly comprising: Entrance hallway with stairs to the first floor. The living room has a bay window overlooking the front of the property and a feature fireplace with a gas fire. An open plan kitchen/diner offers a sociable space for family living and entertaining friends. There are fitted wall and base units with a peninsula for seating, integrated appliances include a dishwasher, extractor fan and a full height fridge. Double doors open out to a patio area within the rear garden and a door gives access to a handy utility area where there is plumbing for a washing machine and access to the garage and garden.

To the first floor are three bedrooms, shower room with walk in shower, fitted vanity unit housing a hand basin and a heated towel rail. There is a separate W.C.

Externally to the rear is a low maintenance garden with raised planters and to the front is driveway parking for two cars.

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. North Shields Fish Quay 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 Hallway

Living Room

13'2" x 12'10"

Kitchen/Diner

20'4" x 14'5"

Utility Area

14'3" x 7'9"

Bedroom One

16'2" x 10'3"

Bedroom Two

11'9" x 11'1"

Bedroom Three

8'8" x 7'7"

Bathroom

7'8" x 5'7"

W.C.

Externally

Externally to the rear is a low maintenance garden with raised planters and to the front is driveway parking for two cars.

