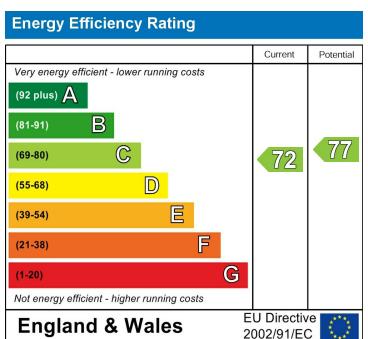




## Haswell Gardens, North Shields



### 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.

**Price Guide £159,950**

## Description

SPACIOUS THREE BEDROOM GROUND FLOOR FLAT SITUATED WITHIN THIS MODERN DEVELOPMENT IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this well proportioned three bedroom ground floor flat conveniently located close to local shops and amenities. Benefiting from three bedrooms, two bathrooms, communal gardens a designated parking bay.

Briefly comprising: Secure communal entrance to a private vestibule leading to the hallway which has a newly fitted carpet and two built in storage cupboards. The lounge/diner is an attractive room due to the corner position and having triple windows allowing plenty of light to flow through. The well equipped kitchen has fitted units and also includes a gas hob, electric oven, freestanding fridge/freezer, dishwasher and washing machine.

There are three good sized bedrooms, two of which benefit from Hammonds fitted wardrobes providing additional storage and the main bedroom also boasts an en-suite shower room. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally there are well maintained communal gardens and a designated parking bay to the rear.

Positioned within a modern block in a sought after residential development in North Shields. Benefiting from great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and local shops, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

### Secure Communal Entrance

### Private Vestibule

### Hallway

### Lounge/Diner

16'4" x 12'8"



### Kitchen

9'1" x 8'5"

### Bedroom One

11'4" x 9'5"

### En-suite

7'8" x 3'2"

### Bedroom Two

10'9" x 9'7"

### Bedroom Three

9'1" x 8'9"

### Bathroom

6'5" x 6'4"

### Externally

There are well maintained communal gardens and a designated parking bay to the rear.

### Tenure

Leasehold

