



Brampton Place, 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 | | 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 £189,950

Description

WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS

Brannen & Partners are delighted to welcome to the market this well presented two bedroom semi detached property, situated close to local shops and amenities in North Shields. Boasting two double bedrooms, inviting living space, sunny conservatory, modern kitchen, ample family bathroom and downstairs WC, this ideal home is complete with a considerable south west facing rear garden, detached garage and driveway parking.

Briefly comprising: Lengthy entrance vestibule leads directly to a convenient WC plus access to the hallway. Beyond the vestibule, the welcoming hallway leads to all principal rooms of the ground floor and houses stairs to the first floor with integral storage beneath.

Positioned to the front of the home, the bright and inviting living space is furnished with a bay window and feature fireplace housing an electric fire.

Progressing into the rear of the home, the well proportioned kitchen presents a range of fitted solid wood units including an integral extractor and dishwasher, plus space for a range cooker and further appliances. A handy utility cupboard/pantry can be accessed housing fixtures and plumbing for a washing machine and tumble dryer, whilst a French door provides access to the conservatory.

Overlooking the south west facing rear garden, the sunny conservatory doubles up as an ideal secondary reception space to unwind with family and friends.

To the first floor, two double bedrooms and bathroom connect to the landing. Both bedrooms benefit from fitted storage, with the principal bedroom offering a walk in wardrobe, and can accommodate a multitude of furniture and layouts.

Completing the home, the bathroom comprises a free standing roll top bath, separate walk in shower, WC, pedestal washbasin and heated towel rail.

Externally to the rear is a considerable well maintained private garden, laid with an initial patio and artificially turfed sections bordered by pathways, leading to the garage directly in addition to the front access point. Whilst to the front, the paved driveway provides off street parking aside an artificially turfed lawn area.

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 distance away and has an extensive range of cafés and restaurants. Tynemouth Village is also a short drive and offers an elite range of cafe's and restaurants as well as the award winning Long Sands Beach.

Entrance Vestibule

14'7" x 3'7"

WC

5'2" x 3'7"

Inner Hallway

5'7" x 12'6"

Living Room

10'10" x 15'3"

Kitchen

7'6" x 15'0"

Conservatory

9'2" x 8'7"

Landing

5'7" x 2'11"

Bedroom One

11'0" x 10'11"

Bedroom Two

11'0" x 6'7"

Bathroom

7'3" x 8'4"

Garage

18'11" x 8'1"

Rear Garden & Front Driveway

Tenure

Freehold

