



Kilburn Gardens, 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		72	79
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 £150,000

Description

TWO BEDROOM SEMI DETACHED PROPERTY
TUCKED WITHIN A CUL-DE-SAC IN THIS POPULAR
DEVELOPMENT IN NORTH SHIELDS - OFFERED WITH
NO UPPER CHAIN

Brannen & Partners welcome to the market this well proportioned two bedroom semi detached property situated in North Shields. Benefitting from good sized accommodation, large conservatory, private garden, garage and driveway parking.

Briefly comprising: Entrance hallway giving access to all ground floor rooms and stairs leading to the first floor.

To the front of the property is the kitchen, fitted wall and base units provide storage as well as including a gas hob, electric oven, extractor fan, space for a fridge and plumbing for a washing machine.

Towards the rear is an L-shaped lounge/diner with sliding patio doors to the spacious conservatory which offers views over the garden as well as access out. A door from the conservatory leads to the garage and a separate W.C. is accessed from the entrance hallway.

To the first floor are two bedrooms, one of which is a double in size and boasts fitted wardrobes providing additional storage. The shower room comprises a walk in shower, hand basin and W.C.

Externally to the rear is a low maintenance private garden. To the front is a lawn, driveway parking, EV point and garage.

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 and the Metro station nearby. The property is a short drive into Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands Beach.

Entrance Hallway

Kitchen
9'9" x 6'3"

W.C.

Lounge/Diner
13'10" x 12'6"

Conservatory
14'2" x 11'0"

Bedroom One
12'5" x 11'4"

Bedroom Two
12'3" x 6'4"

Shower Room
6'3" x 5'10"

Externally

Externally to the rear is a low maintenance private garden. To the front is a lawn, driveway parking, EV point and garage.

Tenure
Freehold

