



Cleveland Road, 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 £400,000

Description

IMMACULATLY PRESENTED PERIOD THREE BEDROOM MID TERRACED PROPERTY IDEALLY SITUATED WITHIN A SOUGHT AFTER AREA IN NORTH SHIELDS

Brannen & Partners are delighted to welcome to the market this immaculately presented three bedroom mid terraced home, positioned ideally within the heart of North Shields. Boasting well proportioned accommodation and restored period features, the property offers three good sized bedrooms, two generous reception spaces, contemporary kitchen, sleek and ample bathroom, complete with a private rear yard and courtyard to the front.

Briefly comprising: Welcoming entrance hallway presents Victorian style floor tiling and connects to all rooms of the ground floor, in addition to stairs to the first floor with integral storage beneath.

Situated to the front of the home, the warm and inviting living room presents a tranquil space to unwind, featuring a minimal interior design. Furnished with plantation shutters and fitted alcove shelving, the modern additions compliment the period features of the original panelling, bay window, ceiling rose and corncicing.

Similar in design, the second reception space features an in built bar to its right alcove, accommodates space for a six seater dining table and offers access to the rear yard via French doors.

Progressing into the rear of the home, the contemporary kitchen presents stone toned shaker style cabinetry framed with Quartz worktops. Whilst integral appliances include an oven, hob, extractor, fridge, freezer and dishwasher. From here a convenient utility can be accessed, fitted with plumbing and fixtures for a washing machine and tumble dryer, plus additional integral storage available.

Upon the first floor, the split level landing provides access to the three bedrooms plus the family bathroom. The first and second bedroom are ample doubles, with the second housing fitted wardrobes. Both bedrooms positioned to the front of the home benefit from plantation shutters fitted to the windows, with the smaller of these bedrooms currently being utilised as a home office.

Finalising the property, the expansive and thoughtfully configured family bathroom presents a sleek monochrome design, furnished with a free standing bath, walk in rainfall shower, double bowl style sink with storage beneath, WC and an integral airing cupboard.

Externally, the private rear yard offers a beautifully light space to enjoy and/or entertain, due to its south facing position, complete with gate access to the rear lane. Whereas to the front is a concealed paved courtyard with hedge boundary.

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. The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. Tynemouth Golf Club is nearby as is the newly regenerated Northumberland Park ideal for pleasant walks.

Entrance Hallway

6'3" x 20'6"

Living Room

15'9" x 11'2"

Dining Room

13'5" x 12'3"

Kitchen

9'10" x 10'3"

Utility Room

9'3" x 6'0"

Landing

6'3" x 6'6"

Bedroom One

14'1" x 11'5"

Bedroom Two

13'6" x 12'5"

Bedroom Three

6'6" x 7'10"

Bathroom

9'10" x 7'0"

Rear Yard & Front Courtyard

Tenure

Freehold

