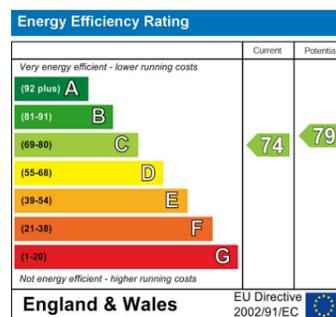




# Chirton Dene Way, North Shields



**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.

Offers Over £200,000

## Description

IMMACULATELY PRESENTED THREE BEDROOM END TERRACED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS CLOSE TO THE MARINA - OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this attractive three bedroom end terraced property situated in North Shields. Boasting bright and inviting accommodation, open plan living, conservatory and garden providing off street parking.

Briefly comprising: Entrance hallway leading to a bright and airy living room which overlooks the front of the property, offering a comfortable space with stairs to the first floor. Towards the rear is a kitchen/breakfast room, fitted wall and base units provide storage with space for a free standing oven, fridge/freezer and plumbing for a washing machine. A door gives access to a conservatory overlooking the rear garden. A separate W.C. is accessed from the entrance hallway.

To the first floor are three bedrooms, two of which are doubles in size. The family bathroom comprises a bath with shower attachment, W.C. hand basin and heated towel rail.

The current owners are prepared to leave the kitchen appliances and some furniture if required.

Externally to the rear is a low maintenance block paved garden with timber shed, this space can also be used for parking with double gates.

Located in North Shields this property has excellent road links to Newcastle City Centre and other coastal towns. It is within close proximity to good local shops, schools and amenities. Positioned close to the marina this property benefits from off street parking and a short walk from the marina. Ideally located for local transport links including the A19 and coast road as well as access to North Shields centre, Fish Quay and other coastal areas.

## Entrance Hallway

### W.C.

### Living Room

15'9" x 14'7"

### Kitchen/Breakfast

14'7" x 8'10"

### Conservatory

9'4" x 8'3"

### Bedroom One

14'2" x 8'7"

### Bedroom Two

10'8" x 8'7"

### Bedroom Three

7'6" x 5'10"

### Bathroom

5'10" x 5'5"

### Externally

Externally to the rear is a low maintenance block paved garden with timber shed, this space can also be used for parking with double gates.

### Tenure

Freehold

