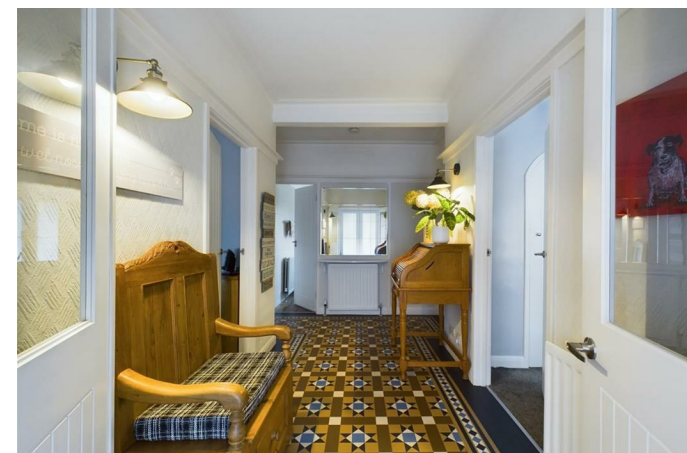




Ingleside Road, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(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 £425,000

Description

BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW OCCUPYING A GENEROUS PLOT SITUATED WITHIN THIS DESIRABLE LOCATION IN PRESTON VILLAGE - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this wonderful double fronted two bedroom detached bungalow, which occupies an ample plot. Benefitting from two reception spaces, two full sized double bedrooms, considerable bathroom and additional WC, a sizeable breakfasting kitchen and convenient utility room, complete with well maintained gardens to the front and rear, driveway parking and an ample attached garage.

Briefly comprising: Entrance vestibule accessed via double French doors, leads directly into a welcoming reception hallway leading to the principal rooms of the home. Initially to the left, the well sized living room is filled with natural light due to the large bay window overlooking the front garden and presents a feature gas fire with stone surround. Both bay windows to the front of the property benefit from made to measure remote controlled blinds.

Across the hallway, the master bedroom benefits from fitted wardrobes, as well as two further integral storage cupboards, also overlooking the front of the property. To the rear sits the second bedroom, complete with fitted wardrobes and bay window, offering views of the rear garden. The family bathroom is a well sized space featuring a fitted bath, separate walk in rainfall shower, W.C and wall mounted wash basin.

Progressing into the dining room, the open plan space can accommodate a six seater dining table, and offers indoor/outdoor living, with bifolding doors leading directly into the rear garden. Beyond the breakfast bar, the kitchen opens up. With ample wall and base units incorporating hob, two ovens, extractor, under counter fridge and freezer, the breakfasting kitchen also benefits from stool seating for dining, and access to the garage and utility room. The substantial garage with electric door, provides ample storage space for the new owner.

Completing the home, a convenient utility space is tucked to the rear of the property. Equipped with space and fittings for appliances, as well as further cupboards with worktops and sink, the utility houses a handy W.C and access to the rear garden.

Externally, the immaculate rear garden is positioned adjacent to a small wooded area, offering ultimate seclusion. Furnished with lawn to the centre and patio surrounding incorporating space for seating and access to the side of the property, the garden is finished with flourishing mature shrub borders. Meanwhile, to the front, there is a low maintenance garden with concrete pathway, lawns to either side and driveway parking.

This property is ideally located with a good choice of local shops and amenities, good road and local transport links, as well as excellent schooling at all levels. Also conveniently situated a short car ride to Tynemouth Village, which is a highly desirable area located at the mouth of the River Tyne, and has a good choice of restaurants and shops.

Hallway
6'2" x 12'10"

Living Room
11'11" x 13'11"

Bedroom One
10'5" x 12'5"

Bedroom Two
8'7" x 14'2"

Bathroom
8'6" x 7'9"

Dining Room
11'5" x 13'11"

Kitchen
10'2" x 10'10"

Utility Room
10'2" x 8'7"

WC
2'10" x 3'11"

Garage
10'4" x 17'1"

Rear Garden

Tenure
Freehold

