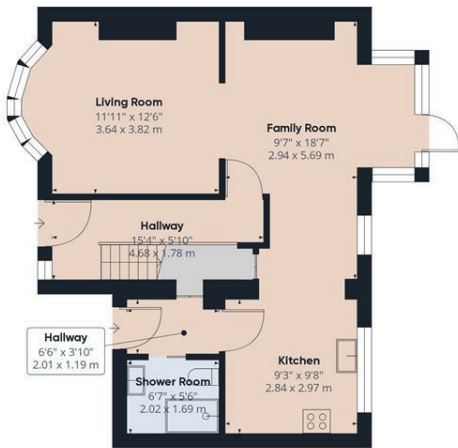




Billy Mill Avenue, North Shields



Ground Floor



Floor 1

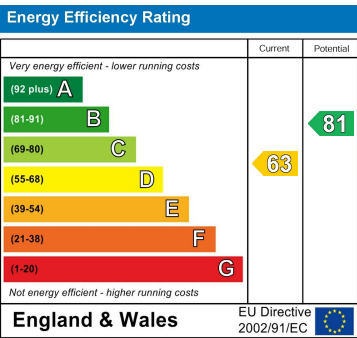
Approximate total area<sup>®</sup>  
963.16 ft<sup>2</sup>  
89.48 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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 £269,950



Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS EXTENDED & WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN NORTH SHIELDS

We welcome to the market this attractive three bedroom semi detached family home which is conveniently positioned close to shops and amenities in North Shields. Boasting open plan living, two bathrooms, driveway parking and private yard.

Briefly comprising: Entrance hallway with stairs to the first floor. Overlooking the front of the property is the bright and airy living room featuring a large bay window and fireplace housing an electric fire. An opening leads to the sociable open plan kitchen/diner/family room which offers a great space for family living and entertaining friends. The kitchen area has a good range of wall and base units which includes a gas hob, electric oven and extractor fan. A door offers access out to the rear yard. An inner lobby leads to a wet room style shower room with hand basin and W.C. There is also a door to a handy storage area which can be accessed from the front driveway.

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

Externally to the rear is a private yard and to the front is a block paved driveway.

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 walk away and has an extensive range of cafés and restaurants. Tynemouth Village is also within walking distance and offer an elite range of cafe's and restaurants as well as the award winning Long Sands Beach.

Entrance Hallway

Living Room  
12'6" x 11'11"

Family Room  
18'8" x 9'7"

Kitchen/Diner  
9'8" x 9'3"

Shower Room  
6'7" x 5'6"

Bedroom One  
11'8" x 11'3"

Bedroom Two  
11'8" x 10'5"

Bedroom Three  
7'10" x 6'7"

Bathroom  
6'6" x 5'4"

Externally  
Externally to the rear is a private yard and to the front is a block paved driveway.

Tenure  
Freehold

