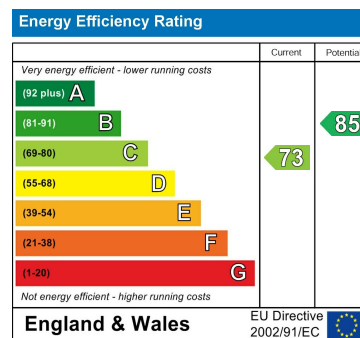
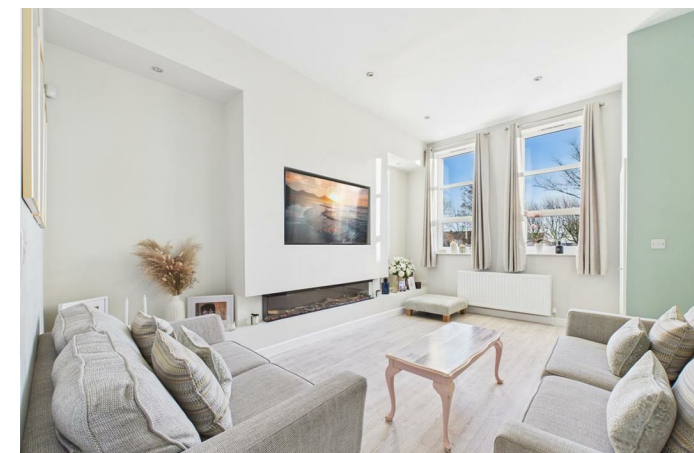




# Tynemouth Road, North Shields



### 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 £274,000

## Description

STYLISH THREE BEDROOM TERRACED PROPERTY SET OVER THREE FLOORS WITH OFF STREET PARKING SITUATED CENTRALLY WITHIN NORTH SHIELDS

We are delighted to welcome to the market this modern three bedroom terraced property conveniently located close to local shops and amenities in North Shields. Offering spacious accommodation set over three floors, modern interiors, two bathrooms and private yard providing off street parking.

Briefly comprising: Entrance to the hallway leading to an inviting living room, featuring high ceilings, large windows allowing plenty of light to fill the room and a contemporary inset remote electric fire. An opening leads to a spacious open plan kitchen/diner, boasting a modern range of fitted wall and base units which includes a gas hob, electric oven, extractor fan, dishwasher and fridge/freezer. There is a separate W.C. and a door opening out to the rear yard.

To the first floor are two generous sized double bedrooms and bathroom comprising a bath with shower over, hand basin within a vanity unit, W.C. and heated towel rail.

To the top floor is a large double bedroom with Velux windows, plenty of eaves storage and an en-suite shower room.

Externally to the rear is a private block paved yard with double gates providing off street parking if required. To the front is a small enclosed town garden.

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 a few minutes walk away as is the regenerated Northumberland Park ideal for pleasant walks.

## Entrance Hallway

**Living Room**  
16'5" x 11'3"

**Kitchen/Diner**  
15'9" x 12'6"

**W.C.**

**Bedroom One**  
15'10" x 12'7"

**Bedroom Two**  
17'0" x 8'2"

**Bathroom**  
8'0" x 4'9"

**Bedroom Three**  
23'11" x 15'9"

**En-suite**  
8'9" x 3'11"

## Externally

Externally to the rear is a private block paved yard with double gates providing off street parking if required. To the front is a small enclosed town garden.

**Tenure**  
Freehold

