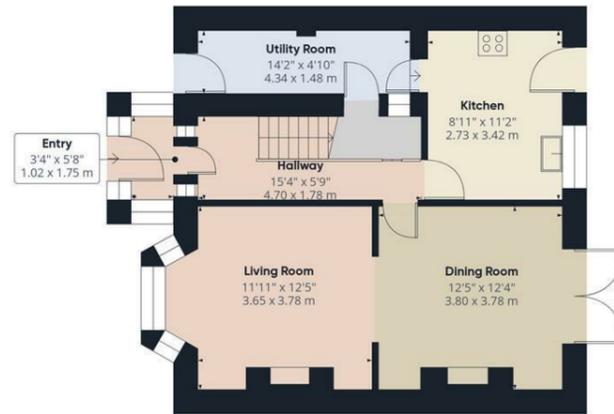




# St. Georges Crescent, North Shields



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1012 ft<sup>2</sup>  
94 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		71	83
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 £265,000

## Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS

Brannen & Partners welcome to the market this well presented three bedroom semi detached property located in North Shields. Benefitting from two reception areas, bright and airy accommodation, private garden and driveway parking.

Briefly comprising: Entrance porch to a welcoming hallway leading to all ground floor rooms. The bright and airy open plan lounge/diner offers a dual aspect with a bay window to the front and double doors to the rear garden. The well equipped kitchen has fitted wall and base units, integrated appliances include an electric hob, oven, extractor fan and plumbing for a washing machine. A door offers access out to the rear garden as well as a door to a utility room, providing additional storage and access out to the front of the property.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are doubles in size and the modern bathroom comprises a bath with shower over, hand basin with a vanity unit, W.C. and heated towel rail.

Externally to the rear is a private garden laid to lawn with a block paved patio and timber shed. To the front is a garden with driveway parking

Positioned close to local shops and amenities in North Shields with great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

## Entrance Porch

## Hallway

## Living Room

12'4" x 11'11"

## Dining Room

12'5" x 12'4"

## Kitchen

11'2" x 8'11"

## Utility Room

14'2" x 4'10"

## Bedroom One

12'5" x 10'2"

## Bedroom Two

11'10" x 10'2"

## Bedroom Three

8'3" x 7'11"

## Bathroom

7'10" x 7'3"

## Externally

Externally to the rear is a private garden laid to lawn with a block paved patio and timber shed. To the front is a garden with driveway parking.

## Tenure

Freehold

