



Haswell Gardens, North Shields



Approximate total area[®]
1217 ft²
113.2 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

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	66	79
(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 £475,000

Description

BEAUTIFULLY APPOINTED FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN THIS POPULAR DEVELOPMENT IN NORTH SHIELDS

Brannen & Partners are delighted to bring to the market this immaculate four bedroom detached property situated in North Shields. Boasting bright and airy open plan living, two bathrooms, private rear garden, garage and driveway parking.

Briefly comprising: Entrance to a welcoming hallway leading to all rooms with stairs to the first floor. Overlooking the front of the property is a stylish living room featuring a bay window and double doors to the kitchen/diner. The stunning kitchen/diner offers a sociable space with an opening to the beautiful conservatory which gives views over the rear garden. Within the kitchen area are modern fitted wall and base units, integrated appliances include an induction hob, extractor fan, oven, microwave, dishwasher and washing machine. There is a separate W.C.

To the first floor are four good sized bedrooms and family bathroom. The main double bedroom boasts an en-suite shower room and one of the bedrooms benefits from fitted sliding wardrobes. The modern bathroom comprises a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is an enclosed south facing private garden, laid to lawn with a patio area, timber shed and side access to the front where there is a garage and double driveway parking. Close to the property is a well maintained play park, ideal for families.

Ideally positioned within a sought after residential development in North Shields. Benefitting from great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and shops, 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

15'10" x 10'5"

Kitchen

15'1" x 8'3"

Dining Area

10'7" x 8'9"

Conservatory

9'3" x 9'0"

W.C.

Bedroom One

11'2" x 10'5"

En-suite

7'3" x 4'10"

Bedroom Two

12'9" x 8'9"

Bedroom Three

10'4" x 6'9"

Bedroom Four

9'10" x 6'11"

Bathroom

7'4" x 6'10"

Externally

Externally to the rear is an enclosed south facing private garden, laid to lawn with a patio area, timber shed and side access to the front where there is a garage and double driveway parking.

Tenure

Freehold

