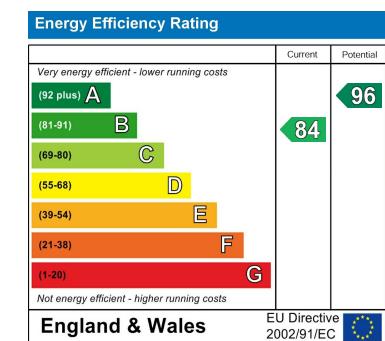
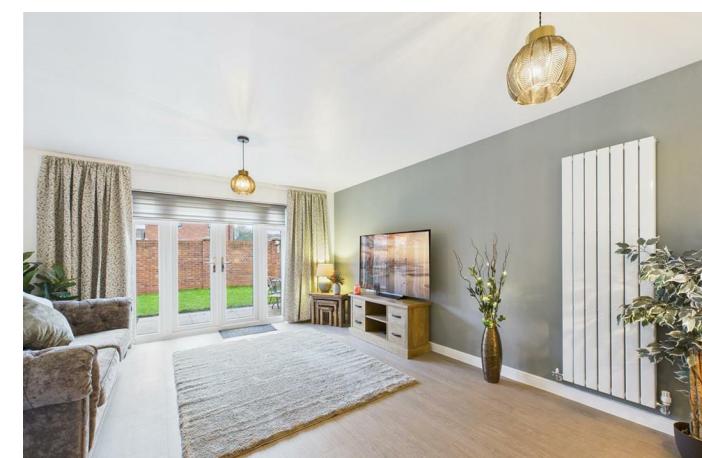




## Windmill Avenue, North Shields



### 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.

**Asking Price £245,000**

## Description

WELL PROPORTIONED TWO BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS MODERN DEVELOPMENT IN NORTH SHIELDS

Brannen & Partners are delighted to bring to the market this attractive and deceptively spacious two bedroom semi detached property. Benefiting from modern interiors, immaculately presented throughout and conveniently located close to local shops, amenities and transport links.

Briefly comprising: Entrance to a welcoming hallway giving access to ground floor rooms and stairs leading to the first floor, LVT flooring flows throughout the majority of the ground floor. The bright and airy lounge/diner offers a generous amount of space with glazed double doors opening out to the rear garden. A built in cupboard provides additional storage.

The modern kitchen has stylish fitted shutters to the front and a good range of fitted wall and base units, integrated appliances include a gas hob, electric oven, extractor fan, dishwasher and plumbing for a washing machine. A separate W.C. is accessed from the hallway.

To the first floor are two good sized double bedrooms, one of which benefits from an en-suite shower room. The main bathroom comprises a bath with shower over, hand basin W.C. and heated towel rail.

Externally to the rear is an enclosed westerly facing private garden laid to lawn with a patio area, side access leads to the front of the property where there is driveway parking and an EV point.

Located in North Shields this property is within walking distance to good local shops, amenities and schools. There are excellent road links to the City Centre as well as other coastal towns. Tynemouth Village is also within easy reach offering a good selection of local shops and restaurants as well as the award winning Long Sands beach.

### Entrance Hallway

**Lounge/Diner**  
16'9" x 13'5"

**Kitchen**  
10'10" x 8'7"

**W.C.**

**Bedroom One**  
13'4" x 10'2"

**En-suite**  
6'6" x 3'10"

**Bedroom Two**  
13'4" x 9'3"

**Bathroom**  
7'1" x 5'6"

### Externally

Externally to the rear is an enclosed westerly facing private garden laid to lawn with a patio area, side access leads to the front of the property where there is driveway parking and an EV point.

### Tenure

Freehold

