



## Beech Court, North Shields



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		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 £250,000

## Description

WELL PRESENTED THREE BEDROOM MID-LINK PROPERTY SITUATED WITHIN A QUIET CUL-DE-SAC IN NORTH SHIELDS

Brannen & Partners welcome to the market this well presented three bedroom mid-link home conveniently located close to local shops and amenities whilst enjoying a quiet location. Benefitting from open plan living, private garden and off street parking.

Briefly comprising: Entrance vestibule where there is a separate W.C. The living room overlooks the front of the property and stairs lead to the first floor. To the rear is a well equipped kitchen/diner, fitted wall and base units provide storage, integrated appliances include a gas hob, electric oven and extractor fan. A door offers access out to the rear garden.

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

Externally to the rear is private enclosed garden laid to lawn with a paved patio area and timber shed.

Located within this sought after development in North Shields, this property is within walking distance of good local shops and amenities whilst benefitting from a quiet location. Tynemouth Village is also within easy reach offering a good selection of local shops, bars and restaurants as well as the award winning Longsands Beach.

## Entrance Vestibule

### W.C.

### Living Room

15'8" x 14'7"

### Kitchen/Diner

15'8" x 8'10"

### Bedroom One

11'4" x 8'5"

### Bedroom Two

10'0" x 8'6"

### Bedroom Three

8'0" x 6'11"

### Bathroom

6'11" x 5'10"

### Externally

Externally to the rear is private enclosed garden laid to lawn with a paved patio area and timber shed.

### Tenure

Freehold

