



Spring Gardens, North Shields



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Price Guide £280,000

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY WHICH IS CLOSE TO AMENITIES IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We welcome to the market this well presented three bedroom semi detached property which is conveniently located close to shops and amenities in North Shields. Benefitting from good size accommodation, open plan living, good size private garden and driveway parking.

Briefly comprising: Entrance hallway with stairs to the first floor. The living room is bright and airy with a feature fireplace and a bay window to the front. An opening leads to an open plan kitchen/diner which offers a sociable space with sliding patio doors opening out to the rear garden. There are a good range of fitted units with a utility area offering additional storage and plumbing for a washing machine. There is an additional room to the front which could be utilised as a home office or play/TV room. To the first floor are three generous sized double bedrooms and family bathroom which comprises a bath, separate shower, hand basin and heated towel rail. There is a separate W.C. Externally to the rear is a good size garden with lawn and patio. To the front is driveway parking.

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 as well as good bus links. The property is a short distance into Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach.

Entrance Hallway

Living Room
15'2" x 12'6"

Kitchen/Diner
25'3" x 12'9"

Study/TV/Play Room
16'0" x 6'3"

Bedroom One
15'4" x 11'10"

Bedroom Two
12'9" x 11'9"

Bedroom Three
16'0" x 14'4"

Bathroom
8'2" x 6'11"

W.C.

Externally

To the rear is a good size garden with lawn and patio.
To the front is driveway parking.

