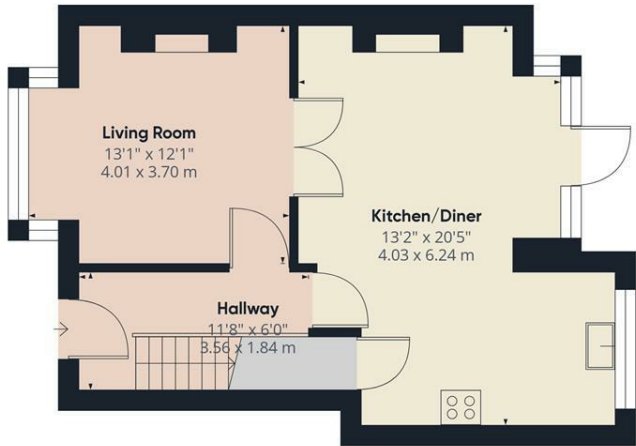
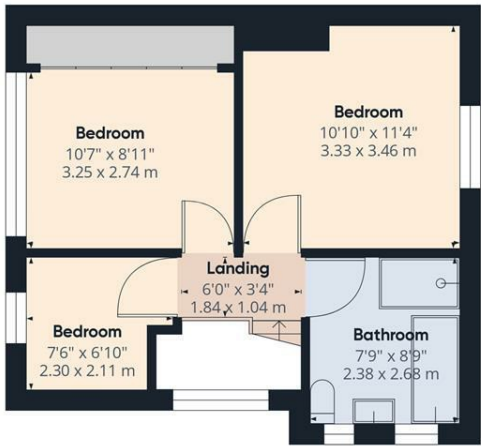




Willoughby Road, North Shields



Ground Floor



Floor 1

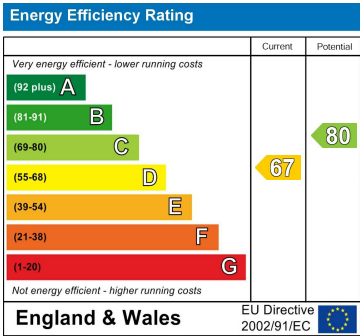
Approximate total area<sup>(1)</sup>  
859.39 ft<sup>2</sup>  
79.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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 £235,000

Description

EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN NORTH SHIELDS

Brannen & Partners welcome to the sales market this well proportioned three bedroom property which has been extended and improved by the current owners. Boasting spacious open plan living, good sized garden, driveway parking and a separate storage area.

Briefly comprising: Entrance to a welcoming hallway with stairs leading to the first floor. The living room is bright and airy with a box bay window overlooking the front of the property, double doors lead to the open plan kitchen/diner. The extended kitchen/diner is a great open plan living space perfect for family living and entertaining. There are a modern range of fitted wall and base units which includes an integrated gas hob, electric oven, microwave, fridge/freezer and washing machine. A cupboard provides additional storage as well as access to a storage area which has its own entrance door to the front.

To the first floor are three bedrooms, one of which benefits from fitted sliding wardrobes. The family bathroom comprises a bath, separate shower, hand basin and W.C.

Externally to the rear is a good sized garden which has a decked patio area and artificial lawn. To the front is driveway parking for multiple cars.

Located in North Shields, this property is within walking distance of good local shops and amenities. Tynemouth Village is also within easy reach offering a good selection of local shops, bars and restaurants as well as the award winning Long Sands beach.

Entrance Hallway

Living Room  
13'1" x 12'1"

Kitchen/Diner  
20'5" x 13'2"

Storage Area

Bedroom  
10'7" x 8'11"

Bedroom  
11'4" x 10'11"

Bedroom  
7'6" x 6'11"

Bathroom  
8'9" x 7'9"

Externally

Externally to the rear is a good sized garden which has a decked patio area and artificial lawn. To the front is driveway parking for multiple cars.

Tenure  
Freehold

