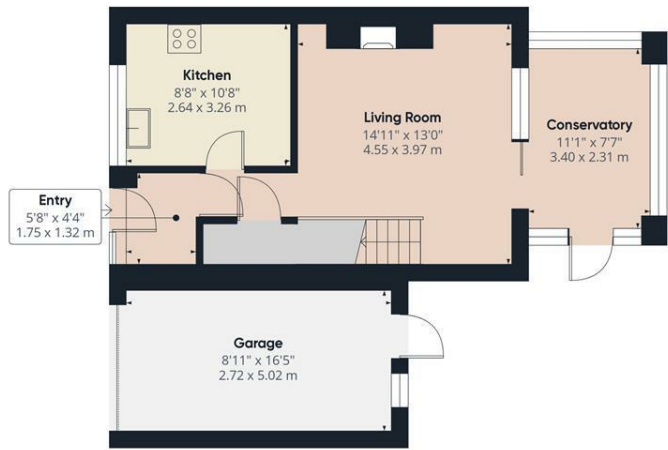




Alston Close, North Shields



Ground Floor



Floor 1

Approximate total area⁽¹⁾
885.88 ft²
82.3 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (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 £145,000

Description

WELL PRESENTED TWO BEDROOM END TERRACE
PROPERTY SITUATED WITHIN A QUIET CUL-DE-SAC IN
NORTH SHIELDS - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented two bedroom property, located within a residential estate in North Shields. With a larger plot size the property offers good sized bedrooms, thoughtfully configured family bathroom, fitted kitchen and open living space leading into a sunny conservatory. Externally, the home benefits from a single garage and large south facing rear garden.

Briefly comprising: Light and airy entrance vestibule leads into the open living space. Initially to the left, the kitchen can be accessed. With shaker style cabinets, the spacious kitchen is complete with an integral oven, hob and sink, as well as a designated space for a fridge freezer and washing machine. Moving into the lounge, a floor to ceiling sliding door to the conservatory floods the space with natural light, complete with stairs to the first floor and an under stair storage cupboard. The conservatory itself consists of a glass surround with direct access to the garden.

To the first floor there are two good sized bedrooms, with the principal bedroom benefitting from fitted wardrobes. Completing the first floor, the thoughtfully configured family bathroom features a curved bath with shower overhead, WC and pedestal wash basin.

Externally, there is a good sized south facing rear garden complete with patio, lawn and secure fenced boundary with side access. To the front, there is a single garage and double paved driveway.

North Shields is a sought after area providing great road, rail links and bus routes to Newcastle city centre and surrounding towns. With a good array of amenities, schools and local shops, a short car journey will ensure you make the most of the regenerated Fish Quay and Tynemouth Village, both offering a great selection of restaurants and cafes.

Entrance Vestibule
5'8" x 4'3"

Living Room
14'11" x 13'0"

Kitchen
8'7" x 10'8"

Conservatory
11'1" x 7'6"

Landing
3'7" x 5'6"

Bedroom One
11'10" x 10'10"

Bedroom Two
8'9" x 12'8"

Bathroom
5'9" x 6'8"

Garage
8'11" x 16'5"

Rear Garden

Tenure
Freehold

