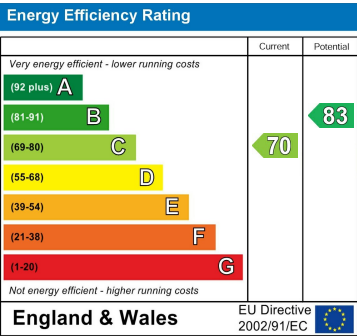
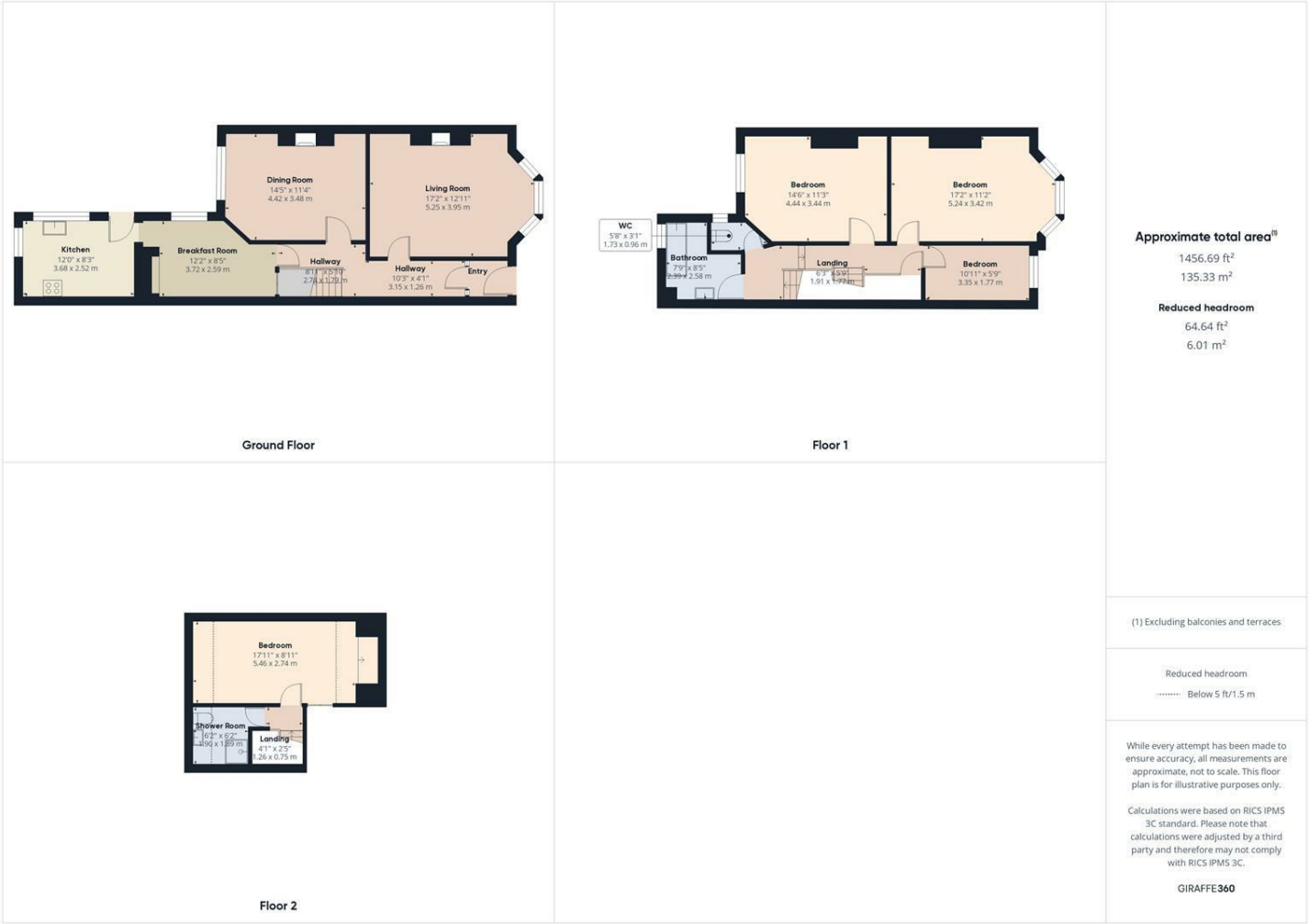




Park Avenue, North Shields



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 £415,000

Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS EXTENDED FOUR BEDROOM PERIOD PROPERTY SET OVER THREE FLOORS SITUATED WITHIN THIS SOUGHT AFTER AREA IN NORTH SHIELDS OVERLOOKING NORTHUMBERLAND PARK

We are delighted to welcome to the market this attractive four bedroom period property conveniently located opposite Northumberland Park in North Shields. Set over three floors, this property offers spacious accommodation boasting two reception rooms, two bathrooms and a private yard.

Briefly comprising: Entrance vestibule to a welcoming hallway. The well proportioned living room has a bay window overlooking the front of the property and also features high ceilings, decorative coving, picture rail and a fireplace. A second reception room also boasts attractive features including a decorative fireplace, coving and picture rail. To the rear is a modern kitchen and a separate breakfast room, integrated appliances include a double oven, induction hob, extractor fan and a fridge/freezer. A door from the kitchen gives access out to the rear yard.

To the first floor is a split landing leading to three bedrooms, bathroom and separate W.C. The generous sized main double bedroom to the front has a large bay window offering views over the park, the second bedroom is also a good sized double. The bathroom comprises a free standing bath with shower over, hand basin and heated towel rail. There is a separate W.C.

To the top floor is another bedroom which is a wonderful addition due to the size and lighting, featuring multiple Velux windows and a beautiful window seat with views over the park. There is a separate shower room comprising a step in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a private yard and to the front is a low maintenance town garden.

This property is located in North Shields within the Tynemouth conservation area and close to the thriving fish quay. 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 and Metro links. The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands Beach. Tynemouth Golf Club is a few minutes walk away with the beautiful natural surroundings of Northumberland Park located directly opposite which is ideal for pleasant walks.

Entrance Vestibule

Hallway

Living Room
17'2" x 12'11"

Dining Room
14'6" x 11'5"

Breakfast Room
12'2" x 8'5"

Kitchen
12'0" x 8'3"

Bedroom One
17'2" x 11'2"

Bedroom Two
14'6" x 11'3"

Bedroom Three
10'11" x 5'9"

Bathroom
8'5" x 7'10"

W.C.

Bedroom Four
17'10" x 8'11"

Shower Room
6'2" x 6'2"

Externally

Externally to the rear is a private yard and to the front is a low maintenance town garden.

Tenure
Freehold

