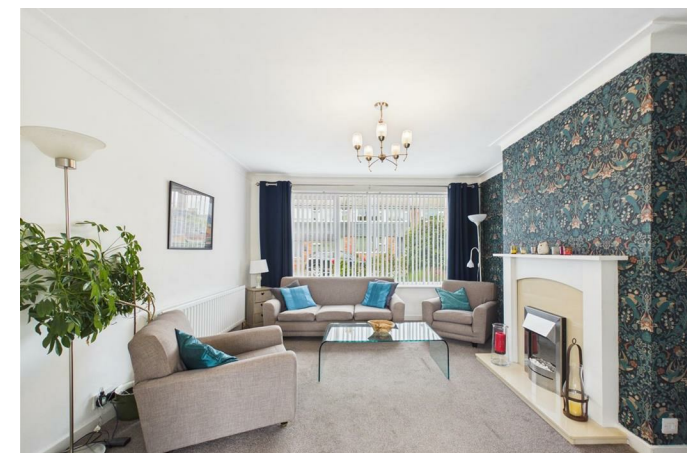




# Shaftesbury Crescent, North Shields



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		71	78
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 £365,000

## Description

BEAUTIFULLY PRESENTED SPACIOUS THREE BEDROOM SEMI DETACHED HOME - SITUATED ON THE POPULAR MARDEN ESTATE OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented three bedroom family home located on Marden Estate. Boasting bright and airy accommodation, open plan living, double driveway and garage providing off street parking and a large private garden.

Briefly comprising: A bright and spacious entrance hallway provides a welcoming first impression and leads to all ground floor accommodation.

The attractive lounge is filled with natural light courtesy of a very large front-facing window overlooking the front garden and double driveway. A decorative fireplace with electric fire creates a cosy focal point, while sliding doors open into the dining kitchen, providing an ideal space for both everyday living and entertaining.

The spacious dining kitchen enjoys two large rear-facing windows overlooking the beautifully maintained garden. Designed with family living in mind, the room offers ample space for a dining table alongside a breakfast bar. The kitchen is fitted with a range of wall and base units providing excellent storage, complemented by an integrated electric hob, built-in double oven and space for an under-counter fridge. A useful storage cupboard and internal door provide access to the garage.

A staircase rises to the first-floor landing, where a large window floods the space with natural light and provides access to three bedrooms and the family bathroom.

The principal bedroom is positioned to the front elevation and benefits from a large window and fitted wardrobes, providing excellent storage.

The second bedroom is a generously proportioned double room overlooking the rear garden and also benefits from fitted storage.

The third bedroom is situated to the front of the property and enjoys a large window, creating a bright and versatile space.

Completing the accommodation is the well-presented family bathroom, fitted with a bath and overhead shower, WC, hand wash basin and useful storage cupboards. Two windows provide excellent natural light and ventilation.

The garage offers excellent additional storage and off-street parking, is plumbed for a washing machine and benefits from a door leading directly to the rear garden.

Externally, the property continues to impress with a large, beautifully maintained rear garden featuring a patio seating area, generous lawns and garden shed for additional storage. To the front, there is a low-maintenance garden and a driveway providing off-street parking for two vehicles.

Positioned within the popular Marden Estate close to local schools. Set between the two very popular towns of Whitley Bay and Tynemouth, this property is well located for local shops, transport links as well as road links to the City Centre and beyond. Cullercoats has a beautiful beach as well as a good selection of local shops, cafes and amenities.

### Entrance Hallway

13'0" x 6'6"

### Lounge

13'11" x 12'11"

### Dining Kitchen

19'7" x 11'5"

### Landing

### Master Bedroom

14'8" x 11'1"

### Bedroom

11'10" x 11'3"

### Bedroom

8'6" x 8'5"

### Family Bathroom

9'0" x 8'9"

### Garage

24'8" x 7'8"

### Garden

### Double Driveway

### Tenure

Freehold

