

# HUNTERS<sup>®</sup>

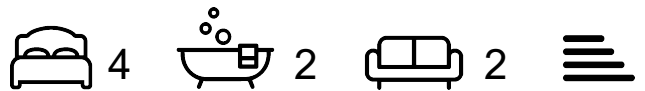
HERE TO GET *you* THERE



## The Broadway

North Shields, NE30 2LG

Asking Price £735,000



Hunters welcomes this charming house on The Broadway which offers a perfect blend of comfort and modern living. Built in 1938, the property has been thoughtfully extended and updated, providing ample space for families or those seeking a little extra room.

The house features two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The extended kitchen is a true highlight, complete with a breakfast bar and a dining area.

With four well-proportioned bedrooms, including a loft conversion that boasts an en suite bathroom and a dressing area, this home caters to all your needs. The additional bathroom features a convenient walk-in shower.

Outside, the large west-facing rear garden is a delightful retreat, perfect for summer barbecues or simply unwinding in the sun.

The drive way has room for two cars and also benefits from a EV charge point.



Porch 8'2" x 3'0" (2.51 x 0.93)

A welcoming space and place for additional storage.

Hallway 8' 3" x 16' 6" (2.51m x 5.04m)

The hallway is bright with natural light and features wood panelling and parquet flooring that runs through the ground floor, providing a classic and elegant entrance and connecting the various rooms of the home.

Living Room Two 12' 0" x 17' 0" (3.66m x 5.19m)

This delightful room enjoys a large bay window that fills the space with natural light. The soft green walls create a calm atmosphere, while the room comfortably accommodates seating and media storage, making it perfect for relaxing or entertaining.

Living Room 12' 0" x 15' 10" (3.66m x 4.82m)

The living room is a welcoming space featuring a cosy fireplace set against a dark accent wall, complemented by classic covings and a central chandelier. Bi fold doors open out to the garden, allowing natural light to fill the room while offering direct access to the outdoor space.

Kitchen 19' 1" x 18' 4" (5.80m x 5.59m)

The kitchen is spacious and bright, featuring a large breakfast bar with seating, a mix of cabinetry in a muted shade, and granite surfaces that provide a striking contrast. The area is well-lit with recessed lighting and pendant lights over the island, while double doors lead out to the garden, creating a seamless flow between indoor and outdoor living.

#### Dining Area

The dining area, adjoining the kitchen, offers a bright and airy space with large windows and French doors that open onto the patio and garden, perfect for enjoying meals with a view of the outdoor space.

Bathroom 8' 3" x 9' 5" (2.51m x 2.88m)

The bathroom features a classic freestanding clawfoot bathtub, a pedestal sink, and a toilet, all arranged in a room with wood-effect flooring and part-tiled walls, creating a charming and comfortable space. There is a walk in shower with glass shower screen and recessed shelving.

Bedroom Two 10' 1" x 16' 1" (3.08m x 4.89m)

A bright bedroom with bay window and built-in mirrored sliding door wardrobes, offering a great space with storage.

Bedroom Three 12'0" x 13'2" (3.66 x 4.02)

To the rear of the property a further large double with bright window overlooking the garden.

Bedroom Four 8'2" x 8'7" (2.51m x 2.64m)

The fourth bedroom offers a comfortable and bright space with a large corner window and simple neutral decor, providing a versatile room for guests or family.

Bedroom One 12' 0" x 13' 2" (3.66m x 4.02m)

This bedroom is bright and spacious with neutral decor. The french doors with juliette balcony offer plenty of natural light and views over the garden. It has a calm, restful atmosphere ideal for relaxation. With a dressing area and additional loft cupboards for storage.

Ensuite 5' 5" x 9' 9" (1.65m x 2.97m)

This bathroom includes a walk-in shower with a tiled surround, a toilet, and a basin set against neutral with modern tiling to flooring, combining practicality and contemporary style.

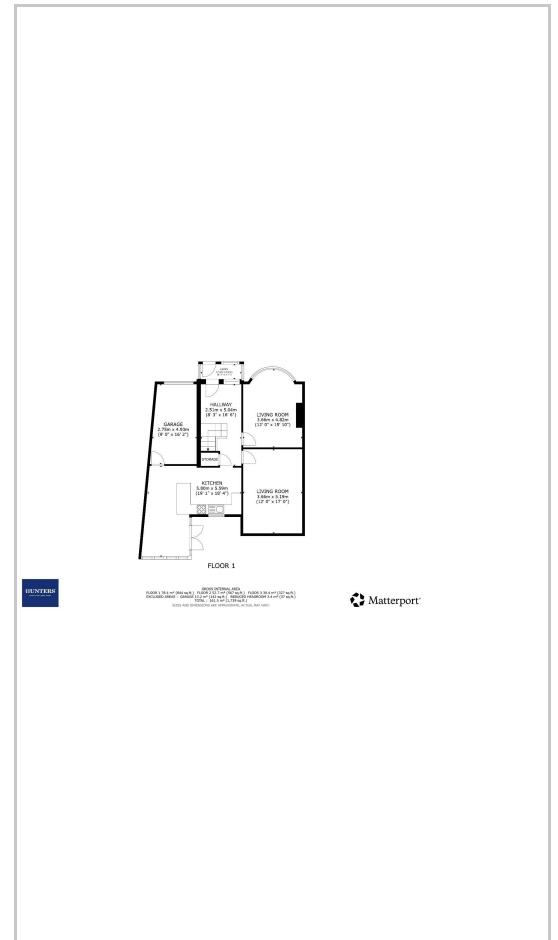
#### Rear Garden

The rear garden is a generous and well-maintained outdoor space with a large lawn bordered by mature shrubs and trees. A paved patio area provides an ideal spot for outdoor seating and entertaining, seamlessly accessible from the kitchen and living room.

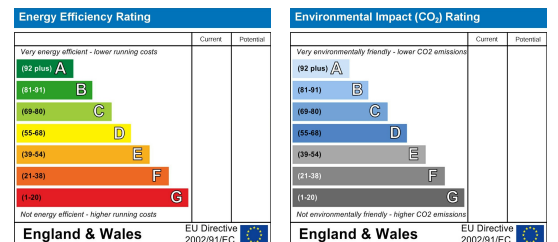
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.