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# Medburn Avenue

## North Shields, NE30 3DL

## Asking Price £450,000

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This delightful 1930s semi-detached house offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

One of the standout features of this home is the larger than average garden, which offers a wonderful outdoor space. The conservatory adds an extra touch of elegance, providing a bright and airy space to unwind while overlooking the garden.

Convenience is key, as this property is situated close to the metro. Additionally, the nearby seafront offers a lovely escape for leisurely walks and seaside activities, enhancing the appeal of this location.

The house also includes a utility room, providing practical storage and laundry solutions. With its blend of space, charm, and a prime location, this home is a must-see for anyone looking to settle in Cullercoats.

Contact Hunters North Shields today to arrange your viewing!







External Front
Off-street driveway parking, with privet hedge and garage access.

Entrance Hall 6'5" x 15'6" (1.96 x 4.74)
Light and charming tiled and panelled entrance hall, with stairs to the first floor and doors to Kitchen, Dining Room and Family Room.

Family Room 12'7" x 15'1" (3.86 x 4.60)
Carpeted family room decorated in neutral colours and with the benefit of wall mounted radiator uPVC Double Glazing and a feature electric fire.

Dining Room / Rear Lounge 12'7" x 12'1" (3.86 x 3.69)
Wood floored and well presented dining and sitting room to the rear of the property. With double doors to;

Conservatory 10'9" x 12'6" (3.29 x 3.83)
Conservatory extension to the rear of the property, with access and views over the rear garden.

Kitchen 14'6" x 11'9" (4.43 x 3.6)
kitchen to the rear of the property, with integrated appliances, breakfasting counter and views and door to rear garden. Leading to Utility Room.

Utility Room 7'3" x 6'9" (2.22 x 2.06)
Utility room off kitchen with plumbing and wiring for washing machine. Providing internal access to Garage.

Garage
Garage with roller shutters to driveway and accessible from Utility room.

First Floor Landing 7'4" x 10'5" (2.26 x 3.18)
Wood floored, first floor landing with feature stained glass window, providing access to all upstairs rooms, and with hatch to loft.

Bedroom One 11'9" x 14'11" (3.60 x 4.57)
Principle Bedroom to front of property, with bay window and panelled ceiling.

Bedroom Two 11'9" x 12'0" (3.6 x 3.68)
Carpeted Second Bedroom to rear of the property, with views over the garden.

Bedroom Three 7'4" x 7'7" (2.26 x 2.32)
Versatile carpeted third bedroom to the front of the property.

Bathroom 7'4" x 5'10" (2.26 x 1.80)
Bathroom suite to rear of property, with cubicle shower, basin and bath. Frosted window to the rear.

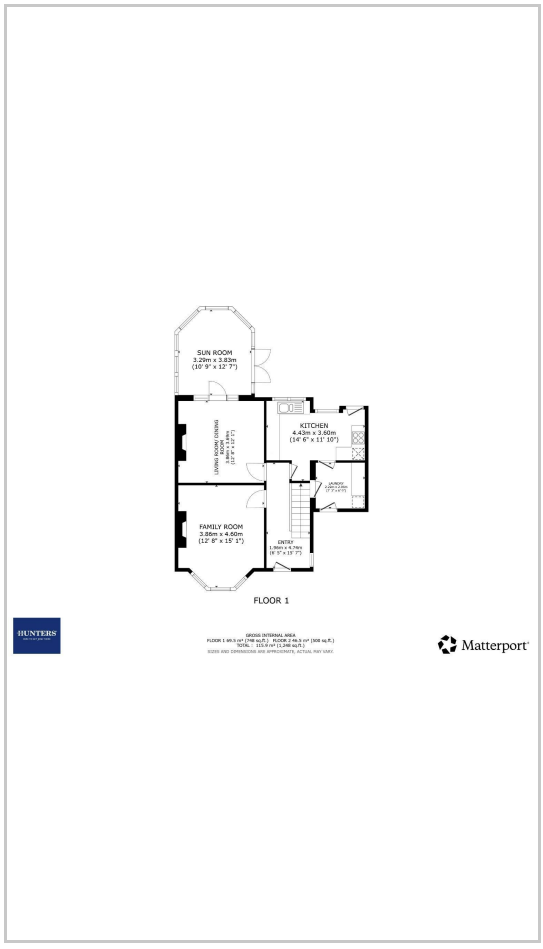
WC 4'7" x 2'5" (1.41 x 0.75)
Separate WC with tiled walls and frosted glass window.

External Rear
Large rear garden with southerly aspect, with doors from Kitchen and Conservatory. Laid to lawn with decked area off the conservatory.

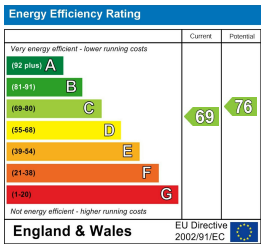
## Area Map

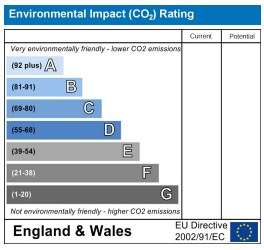



## Floor Plans




## 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.
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