



**Newcastle St
North Shields
NE29 0DE**

£139,950

Superb sized period four bedroom extended family home close to most local amenities. Well presented over three floors, two separate reception rooms, stylish, re-fitted & extended kitchen, three generous bedrooms to the first floor, two with fitted robes, splendid family bathroom, large double bedroom to the top floor, private rear yard, gas radiator central heating system & double glazing. Excellent size, close to town centre, schools and local transport



Registered Office

11/12, Northumberland
Square, North Shields,
Tyne and Wear, NE30
1PY

Tel: 0191 2928804

Email:

sales@bhphome.co.uk

www.bhphome.co.uk

Entrance door to: Lobby: Door to: Hallway: Double radiator, storage cupboard, additional second cupboard leading off hallway providing ample storage space.

LOUNGE (REAR) 4.27m(14'0") x 3.76m(12'4")

Timber framed double-glazed window, gas fire housing back boiler, double radiator, large understair cupboard currently utilised as study area with coving to ceiling.

LOUNGE (FRONT) 4.32m(14'2") x 4.27m(14'0")

Timber framed double-glazed window, coving to ceiling, double radiator and gas fire.

BREAKFASTING KITCHEN 4.01m(13'2") x 2.67m(8'9")

Superb extended and refitted kitchen in white comprising of panelled base, wall and drawer units, roll edge worktops, gas point, single drainer sink unit with hot and cold mixer taps, plumbing for automatic washing machine, vinyl flooring and double radiator.

First Floor Accommodation First Floor Landing Area: Radiator, storage cupboard and staircase to second floor.

BATHROOM 2.51m(8'3") x 2.46m(8'1")

Excellent size bathroom, stylishly refitted to provide bath with shower off, pedestal washbasin, low level W.C with concealed flush, double radiator, wall cupboard with mirrored fronts housing recessed storage area, fully tiled walls and timber framed double-glazed windows

BEDROOM 1 4.22m(13'10") x 3.56m(11'8")

Fitted robes, recessed alcoves, timber framed double-glazed window, double radiator and coving to ceiling.

BEDROOM 2 4.24m(13'11") x 3.25m(10'8")

Excluding depths of fitted mirrored robes, double-glazed timber framed window, double radiator and coving to ceiling

BEDROOM 3 3.12m(10'3") x 2.39m(7'10")

Double radiator, timber framed double-glazed window and coving to ceiling.

Second Floor Accommodation: Second Floor Landing Area: Access to under eaves storage, with boarded floor and lighting.

BEDROOM 4 5.28m(17'4") x 3.76m(12'4")

Excellent size double bedroom velux window and double radiator.

EXTERNALLY

Private and enclosed rear yard.

BHP Adamsons and BHP Home are trading names of BHP Home Limited. BHP Home Limited is not regulated by the Solicitors Regulation Authority. It is a subsidiary company of Blackett Hart & Pratt LLP who are regulated by the Solicitors Regulation Authority. We aim to produce accurate and reliable Sales Particulars. However, they should not be relied upon as statements or representations of fact. Our details do not constitute any form of offer or contract. All information provided within our details is without responsibility on our part. Please note that we have not tested appliances, equipment, fixtures, fittings or services and therefore cannot verify working order. Although we try to ensure accuracy regarding measurements, we do not use sonic measuring equipment! all sizes are approximate and should not be relied upon for any other purposes other than a guide before viewing. We strongly advise that yourselves or your advisors verify any information we provide especially if there is any point which is of particular importance to you. Please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. A final inspection before exchange of contracts is recommended.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

Blackett Hart & Pratt LLP is a limited liability partnership. Registered in England and Wales. Registration no. OC319059. Registered office: Westgate House, Faverdale, Darlington, DL3 0PZ. Regulated by the Law Society. Authorised and regulated by the Financial Services Authority. Any reference to a partner of Blackett Hart & Pratt LLP means a member of Blackett Hart & Pratt LLP or an employee or consultant of Blackett Hart & Pratt LLP with equivalent standing and qualifications.