



**Hawkeys Lane  
North Shields  
NE29 0RE**

**£187,000**

BHP Home are delighted to welcome to the market this beautiful four bedroom family semi-detached house. Pleasantly located on this popular street close to local schools and colleges, local amenities and transport routes. The property benefits from gas radiator central heating and UPVC double-glazing. The accommodation on offer comprises of entrance hallway, two reception rooms, both with feature fireplaces, splendid modern fitted galley style kitchen with dining area and a lovely conservatory. To the first floor there are four bedrooms, three of which are doubles and a quality fitted bathroom suite with separate shower. Externally there is a private and enclosed decked rear garden, driveway to the front and attached garage.



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UPVC DOUBLE-GLAZED DOOR

HALLWAY

Amtico flooring, cloaks cupboard, understairs cupboard, radiator, UPVC double-glazed side window and staircase to first floor.

LOUNGE 4.04m(13'3") x 3.71m(12'2")

Well presented lounge with Amtico flooring, feature UPVC double-glazed bay window, stripped and varnished woodwork, feature cast iron fireplace with gas fire, coving to ceiling, picture rail and radiator.

SECOND LOUNGE 3.40m(11'2") x 3.18m(10'5")

Lovely additional lounge with Amtico flooring, UPVC double-glazed bay window, superb feature fireplace with cast iron insert, coving to ceiling and radiator.

KITCHEN 3.78m(12'5") x 2.01m(6'7")

Superb quality modern fitted kitchen with an ample range of base, wall and drawer units, feature display units, high gloss roll edge worktops, integrated gas hob, eye level electric oven, one and a half bowl sink unit, modern tiled splashbacks, plumbing for automatic washing machine, Amtico flooring, spotlights to ceiling and UPVC double-glazed window

DINING AREA 2.97m(9'9") x 2.92m(9'7")

Amtico flooring, radiator and UPVC double-glazed French doors opening to rear garden.

CONSERVATORY 2.39m(7'10") x 6.05m(19'10")

UPVC double-glazed conservatory with timber floor, radiator and UPVC French door opening to rear garden.

FIRST FLOOR LANDING AREA

Light and airy landing with UPVC double-glazed window, laminate flooring and radiator.

BEDROOM 1 4.09m(13'5") x 3.76m(12'4")

Lovely, well presented master bedroom with two UPVC double-glazed windows allowing maximum light in to room, fitted carpet and radiator.

BEDROOM 2 3.66m(12'0") x 3.23m(10'7")

Spacious second bedroom with UPVC double-glazed window, radiator and fitted carpet.

BEDROOM 3 3.18m(10'5") x 3.20m(10'6")

Double bedroom with fitted carpet, radiator and UPVC double-glazed window.

BEDROOM 4 2.31m(7'7") x 2.24m(7'4")

UPVC double-glazed window, radiator and laminate flooring.

BATHROOM

Superb fitted bathroom suite comprising of tiled panelled bath with chrome hot and cold mixer taps and shower head, separate shower cubicle with shower, low level w.c, pedestal washbasin, radiator, tiled floor, part tiled walls and shower area and UPVC double-glazed window.

SEPARATE W.C

Low level w.c, laminate flooring & UPVC double-glazed window.

EXTERNALLY

To the rear of the property there is a decked garden area which is well enclosed with borders. To the front of the property there is a two car block paved driveway.

GARAGE 3.96m(13'0") x 3.30m(10'10")

Up and over garage door.

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