



Military Road, North Shields, NE30 2AB

Offers Over £260,000



RICHARDSONS 



# Military Road North Shields, NE30 2AB

- Three Bedroom
- Spacious Family Home
- Stylish Kitchen
- Large Bathroom
- Great Location
- Terraced House
- Separate Snug/Home Office
- Separate Utility
- Private Courtyard
- EPC Rating to Follow



Offers Over £260,000



**\*\* Well Presented \*\* Three/Four Bedroom Mid Terrace \*\* Sought After Location \*\***

Richardsons welcome to the market this three/four bedroom terraced home, situated on Military Road, North Shields. With spacious living, this property is perfect for a family that needs space, enjoys entertaining and wishes to be close to local amenities and schools.



## Full Description

Richardsons welcomes to the market, this beautifully presented three bedroom terrace house situated on Military Road in North Shields.

With its central location and close proximity to the Town Centre, this property benefits from an abundance of local amenities such as North Shields Fish Quay, Tynemouth Village and the North East coastline.

The property briefly comprises: Welcoming entrance lobby, UPVC entrance door into bright and airy hallway with central heating radiator and stairs to the first floor.

Living Room - A warm living area situated to the front of the property with radiator, coved and decorative ceiling, gas fire and double glazed bay window to front.

Dining Room - An excellent reception area, perfect for entertaining, with radiator, coved ceiling, carpet and double glazed window.

Snug - A perfect room as the children's TV room, with central heating and double glazed window.

Kitchen - A stylish kitchen with an excellent range of wall and floor units, work surfaces, sink unit with drainer, 4 burner gas hob unit with integrated extractor and oven below. Double glazed windows and door out to rear.

Utility Room/Laundry - A bright versatile room with ample space (and plumbing) for washing machine and tumble drier.

First Floor: Landing area with storage cupboards and loft access. Three good sized bedrooms.

Main Bedroom - A large, bright bedroom with separate annex, which would make a great walk in dressing room. Double glazed windows and central heating radiator.

Family Bathroom / WC: Re-fitted to include bath with over head shower, wash basin, WC, floor to ceiling tiling, large heated towel rail and double glazed window.

External: To the front of the property there is on-street parking whilst to the rear there is a private walled courtyard.

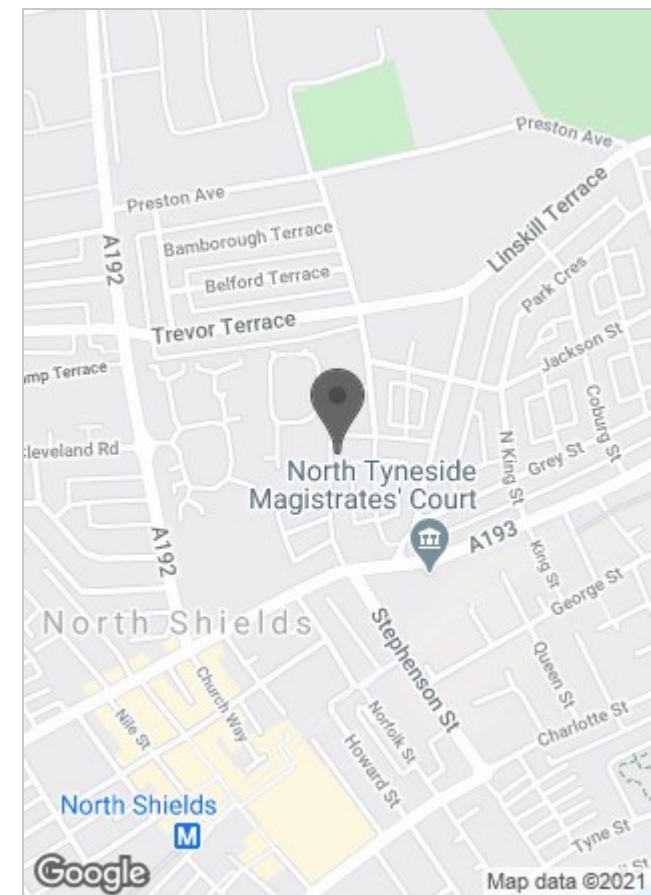
This property won't disappoint. It must be viewed to appreciate the accommodation on offer.

This would make a wonderful family home.

Approximate Room Dimensions:







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Richardsons Office on 0191 2903 770 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.