



**Highbury Place, North Shields**

**Offers Over £230,000**

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**RICHARDSONS** 



# Highbury Place North Shields, NE29 0RD

- Semi-Detached
- Two Reception Rooms
- Driveway
- Central Location
- Four Bedrooms
- Large Kitchen
- Garden
- EPC Rating D

Offers Over £230,000



**\*\* Four Bedroom \*\* Extended Semi Detached \*\* Spacious Rooms \*\* Bathroom and En-Suite \*\***

Richardsons welcome to the market this extended semi detached 'dormer' bungalow situated on Highbury Place, North Shields.

The accommodation includes: two spacious reception rooms, modern kitchen, four bedrooms, master with en-suite and a shower room.

Externally there is block paving at the front providing off street parking for two cars and a good sized garden to the rear.



### Full Description

Richardsons are delighted to welcome to the market this well presented extended four bedroom semi-detached family home on Highbury Place, North Shields.

This spacious property is a perfect family home, with its central location and range of amenities in the vicinity, including local shops, schools and access to the major transport routes, including the A1058 Coast Road linking the City of Newcastle to the North East Coastline and the A19 to access North and South and further afield.

Well presented throughout, this home includes: two spacious reception rooms, modern kitchen, four bedrooms, master with en-suite and a shower room. Externally there is block paving at the front providing off street parking for two cars and a garden to the rear. Benefiting from gas central heating and double glazing this property requires an internal viewing to truly appreciate what it has to offer.

Briefly comprising of: Entrance hallway with access to lounge, dining room, kitchen and stairs leading to first floor.

The living room is to the front of the property with large bay window allowing the light to flood in. Beautiful feature fireplace with gas fire and alcoves to sides make this a cosy inviting room to relax in.

The large dining room is to the rear of the property and has stripped floor boards, feature fireplace, large windows and French doors leading to the garden. The extended and stylish kitchen is well equipped with quality wall and base units, belfast sink, tiled splash-back, solid wood counters, large freestanding "Belling" cooker with eight gas rings, grill and two ovens. Also boasting integrated dishwasher and washing machine and space for fridge freezer. As well as spot lighting and access leading to the outside.

Also on the ground floor is a double bedroom/playroom, a shower room with hand wash basin and wc.

To the first floor there are two spacious bedrooms and a single room. Externally to the front there is a large paved driveway and on street parking. To the rear a decked area, lawn and shed.

**Lounge** 13'6" x 12'11" (4.14m x 3.96m)  
Feature fire place, radiator and double glazed bay window to front.

**Dining / Reception Room** 17'4" x 13'6" (5.30m x 4.14m)  
Feature fire place with exposed brick chimney breast, stripped flooring, radiators, double glazed window to rear, double glazed double doors to rear and stairs to first floor with storage below.

**Kitchen** 14'2" x 6'9" (4.34m x 2.06m)  
Modern matching base and wall units with work surfaces over, splash backs, belfast sink, 8 burner oven, integrated washing machine, integrated dish washer, space for a fridge freezer, double glazed windows and door to rear.

**Bedroom One** 13'7" x 11'7" (4.16m x 3.55m)  
Walk in dressing area, radiator and double glazed window to front.

**En-suite**  
Three piece bathroom suite comprising: "L shaped" bath with shower over, vanity hand wash basin and low level WC. Part tiled, heated towel rail and double glazed skylight to rear.

**Bedroom Two - Ground Floor** 12'6" x 10'2" (3.83m x 3.12m)  
Radiator and double glazed window to front.

**Shower Room and WC**  
Corner shower cubicle, vanity hand wash basin, tiled walls, heated towel rail, extractor fan and frosted double glazed window to side.  
Low level WC, tiled walls and frosted double glazed window to side.

**Bedroom Three** 11'8" x 8'8" (3.58m x 2.66m)  
Built in cupboard, radiator and double glazed to front.

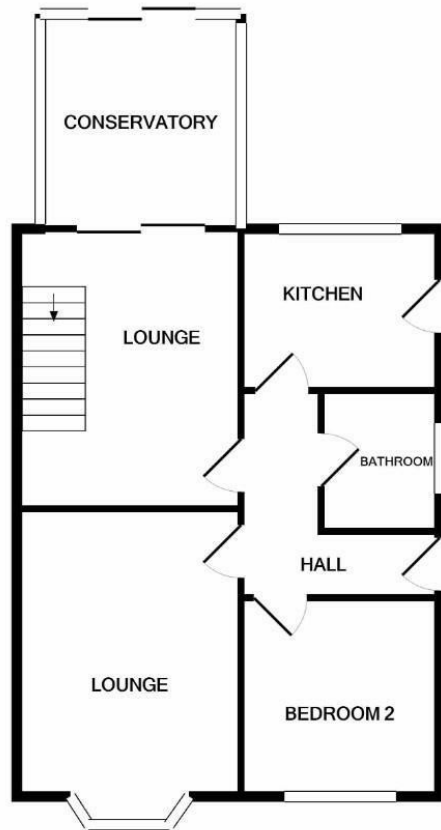
**Bedroom Four** 13'7" x 6'2" (4.16m x 1.88m)  
Storage in eaves, storage area and two double glazed skylights to rear (restricted head height)

**Externally**  
Front Garden: Block paved drive providing off street parking for two cars and electric charging point.

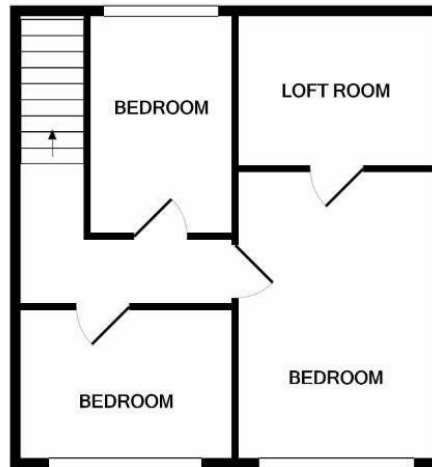
Rear: Decked area, lawned area and shed.

**Approximate measurements**  
Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.





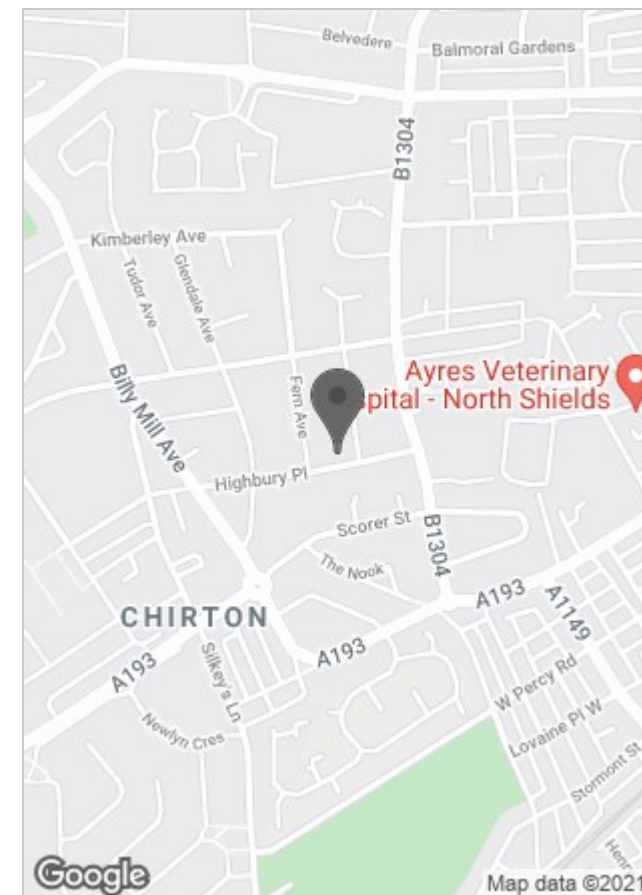
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1325 SQ.FT. (123.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 56                      | 67        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Viewing

Please contact our Richardson Estates Office on 01912903770 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.