**St. Anselm Road, North Shields**

**Offers Over £160,000**

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RICHARDSONS

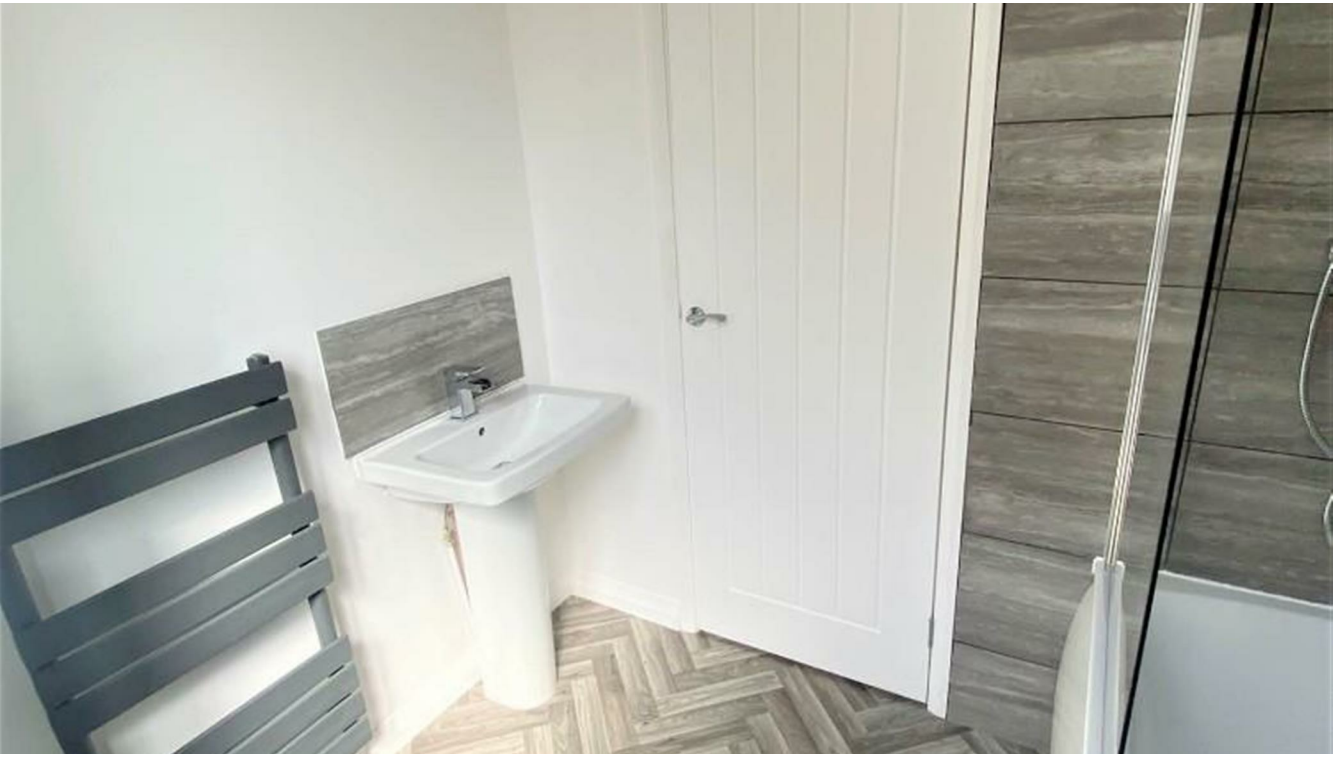
# St. Anselm Road
# North Shields, NE29 8BG

- TWO DOUBLE BEDROOMS
- BRAND NEW BOILER
- BRAND NEW BATHROOM
- REAR GARDEN
- RECENTLY RENOVATED
- GREAT LOCATION
- BRAND NEW KITCHEN
- EPC RATING C

**Offers Over £160,000**

*NO UPPER CHAIN*
The property briefly comprises: Front entrance leading into the hallway, which has access to a newly fitted kitchen and a spacious lounge.
The lounge comprises of french doors to the rear garden, whilst the kitchen has an integral door to the garage.
First floor comprises two double bedrooms and a newly fitted bathroom. The property is double glazed throughout with a brand new combi fitted boiler.

Externally there is a low maintenance back garden, driveway and a garage.



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

**HALLWAY**
New flooring, gas central heating radiator, front upvc door, under stair storage cupboard.

**KITCHEN** 9'10" x 7'0" (3.00 x 2.15)
Vinyl flooring, kitchen base units, integrated gas oven and hob, sink with drainer, double glazed window facing the front, access into garage.

**LOUNGE** 12'5" x 17'0" (3.8 x 5.2)
New carpet flooring, spacious and bright, French upvc double doors opening out into the garden, chimney breast, double gas central heated radiator.

**BEDROOM ONE** 10'2" x 10'9" (3.10 x 3.3)
Double bedroom, new carpet flooring, gas central heated radiator, double glazed window facing the rear.

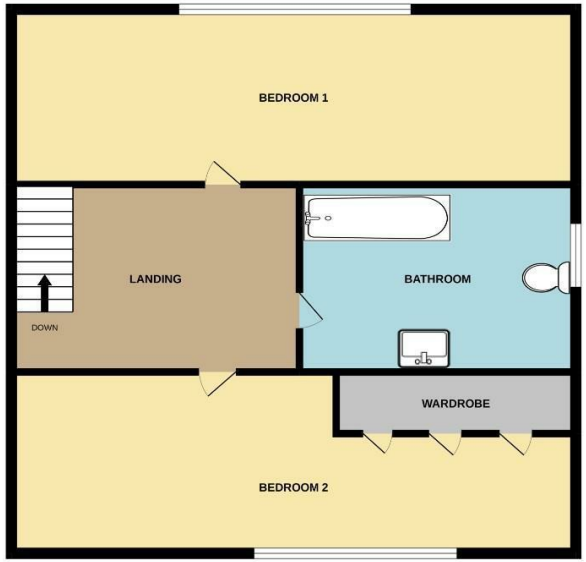
**BEDROOM TWO** 12'11" x 10'6" (3.95 x 3.22)
Double bedroom, new carpet flooring, gas central heated radiator, double glazed window facing the front.

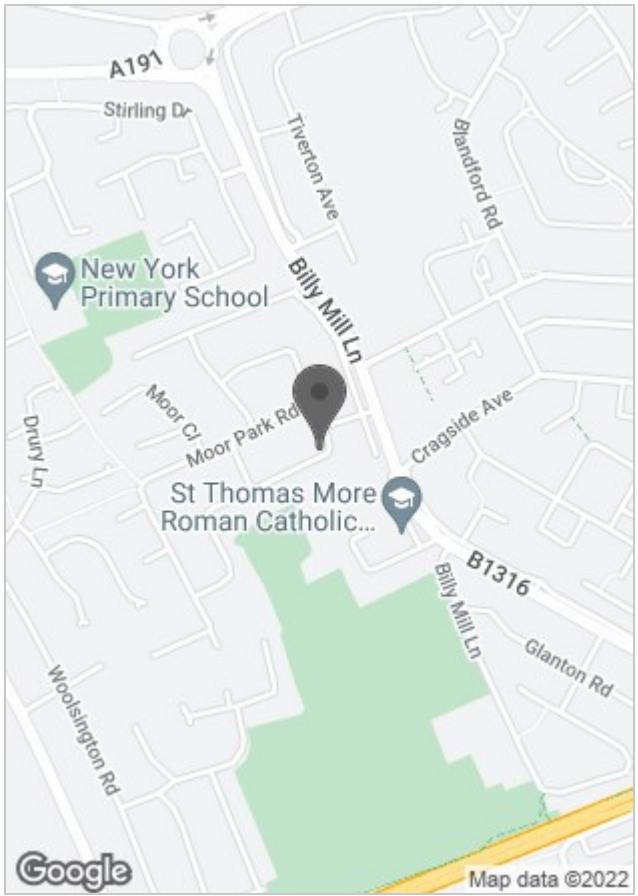
**BATHROOM** 6'6" x 5'10" (2.0 x 1.80)
Laminate flooring, tiled walls, w.c, pedestal sink, panelled bath with shower overhead, frosted double glazed window facing the side.

**GARAGE** 8'2" x 27'9" (2.49 x 8.47)
Fully powered garage, boiler, access into rear garden.

GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan 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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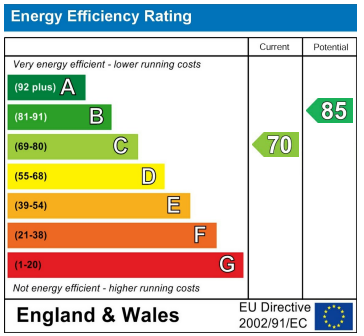


## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

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.

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