



**23 Cornhill Crescent, North Shields, NE29 8LN**  
**Offers Over £300,000**

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## LOCATION

Situated on Cornhill Crescent a popular area of North Shields, the property benefits from easy access to local amenities and excellent transport links.

## DESCRIPTION

R A Jackson & Son LLP are delighted to welcome to the market this four bedroom semi-detached house, in need of some cosmetic improvements, with the benefit of large gardens and additional parking.

The property has been extended to offer over garage accommodation including shower room, fourth bedroom, small kitchen area overlooking rear garden.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

With stairs leading to the first floor.

#### Living Room

8'5" x 12'9" (2.58m x 3.9m)  
UPVC double glazed bay window.

#### Dining Room

12'9" x 15'8" (3.9m x 4.78m )  
UPVC window.

#### Kitchen

7'10" x 11'5" (2.4m x 3.49m )  
Fitted with wall and floor units.

Stainless steel sink, electric cooker and hob  
Central heating boiler

#### Utility Room

4'11" x 8'7" (1.5m x 2.64)  
Plumbed for washing machine.  
UPVC door to back garden and access into garage.

### FIRST FLOOR

#### Bedroom One

16'3" x 10'9" (4.96m x 3.28m )  
Single Radiator.

#### Bedroom Two

11'9" x 10'9" (3.6m x 3.28m )  
Double Radiator.

#### Bathroom

7'10" x 8'1" (2.4m x 2.48m)  
White Bath, wash hand basin and WC.  
Built in cupboard.

#### Bedroom Three

8'1" x 7'10" (2.48 x 2.4)  
Double Radiator

#### Bedroom Four

9'6" x 12'11" (2.9 x 3.96)  
To the 'Utility area' of the room are floor units with a stainless steel sink 1.3m x 3.5m. To the 'living area' part of the room is a UPVC bay window 2.9m x 3.96m. The outside wall has a length of 7.55m.

#### Shower Room

4'11" x 8'1" (1.5m x 2.48m )  
Shower, WC and wash hand basin.

### EXTERNAL

#### Front

To the front is an expansive driveway and grass area.

#### Rear

Large enclosed garden to the rear.

#### Garage

9'6" x 16'8" (2.9m x 5.1m)

### TENURE

Freehold

### ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is C (69). A full copy of the report is available upon request.

### MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of funds.

### PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings  
Commercial Sales and Lettings  
Professional Valuation of Commercial and Residential Property  
Home-buyer Survey and Valuation  
Property Management  
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

