

15 Burwood Road, North Shields



Price £210,000

A GREAT FAMILY HOME we offer for sale this EXTENDED semi detached house which has FOUR BEDROOMS and is being sold with the benefit of NO ONWARD CHAIN. The home offers DECEPTIVELY SPACIOUS living accommodation which would be ideal for the growing family and is conveniently placed for reach of local amenities. The property is close to good schools including NEW YORK PRIMARY SCHOOL which is rated OUTSTANDING BY OFSTED. To the ground floor there is a welcoming hallway, lounge with double doors to the dining room, breakfasting kitchen and a UTILITY ROOM, to the first floor there are four bedrooms, a family bathroom and shower room. To the front of the property there is PARKING SPACE FOR TWO VEHICLES and a GARAGE with ELECTRONIC DOOR, there is also a good sized garden to the rear. The home further benefits from having SOLAR PANELS which generate cheaper electricity and a LONG 999 YEAR LEASE. Council tax band C. Energy rating B. To arrange a viewing call next2buy on 0191 2953322.

The Property Comprises

Hallway

Double glazed entrance door, wood effect flooring, stairs to the first floor landing, radiator.



Lounge

15'9" x 11'10" (4.79 x 3.60) Feature fireplace with living flame effect gas fire, double glazed bay window, radiator. Double doors leading into the dining room.



Dining Room

14'1" x 9'9" (4.30 x 2.96) Double glazed patio doors leading out to the rear garden, radiator.



Breakfasting Kitchen

17'0" x 7'10" (5.17 x 2.38) Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and hob, one and a half bowl sink unit. Double glazed window, wood effect flooring, spotlights to ceiling, radiator.



Utility Room

12'0" x 7'2" (3.65 x 2.19) Fitted with a range of wall and base units with work surfaces over, double glazed window, external door to the rear garden, integral door to the garage.



Landing

Access to bedrooms, bathroom and shower room.

Bedroom 1

11'5" + bay x 10'10" into robe (3.49 + bay x 3.31 into robe) Built-in sliding door wardrobes, double glazed bay window, radiator.



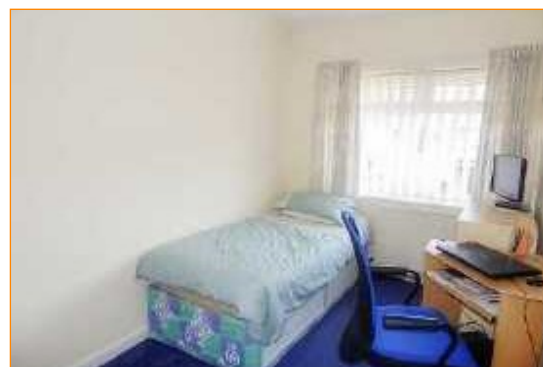
Bedroom 2

10'2" x 10'10" into robe (3.09 x 3.31 into robe) Built-in wardrobes, double glazed window, radiator.



Bedroom 3

12'4" x 7'3" (3.77 x 2.22) Double glazed window, cupboard, radiator.



Bedroom 4

7'4" x 7'5" (2.23 x 2.25) Built-in wardrobe, double glazed window, radiator.



Family Bathroom

Fitted with a three piece suite comprising; bath, low level WC, wash hand basin. Tiling to walls, radiator, double glazed window.



Shower Room

7'3" x 6'3" (2.21 x 1.91) Comprising; shower cubicle, low level WC, wash hand basin. Double glazed window, tiling to floor.



Garage

10'0" x 7'11" (3.06 x 2.42) The garage has an electronic roller door, lighting and access to the property.

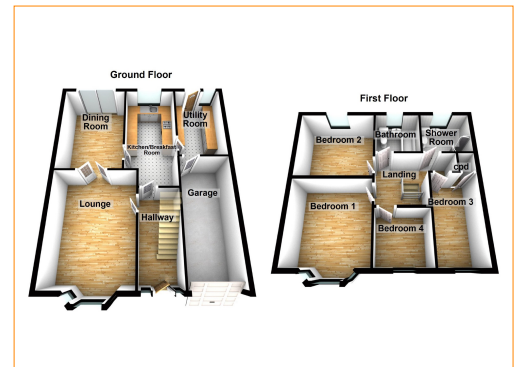


External

Externally there is a small garden area to the front together with a block paved driveway providing parking space for two vehicles. The rear garden is mostly laid to lawn together with a patio area and planted beds.

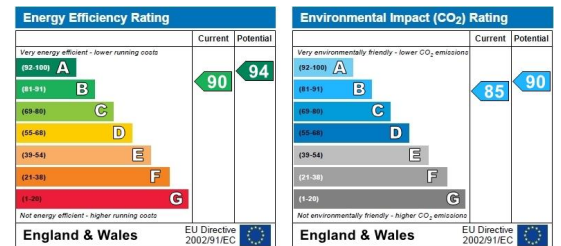


FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

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