

## 6 Plessey Gardens, North Shields



### Offers over £109,950

Situated on the edge of a CUL-DE-SAC is this three bedroom semi detached house which has three bedrooms. The property sits on a **GENEROUS CORNER PLOT** boasting **PARKING SPACE FOR THREE VEHICLES** as well as ample garden space, ideal for someone who requires plenty parking.

The home is being sold with the benefit of **NO ONWARD CHAIN** involved and is located with an excellent range of amenities nearby.

Briefly the accommodation comprises; hallway, lounge, kitchen, bathroom and three bedrooms. Externally there is a paved garden to the front, enclosed garden to the rear and a good sized garden to the side. **FREEHOLD**. Council tax band A. Energy rating D.

**The Property Comprises**



**Hallway**

Double glazed entrance door, laminate flooring, cupboard, stairs to the first floor landing.

**Lounge**

17'8" x 13'0" max (5.39 x 3.95 max) Wall mounted living flame effect electric fire, double glazed patio doors leading out to the rear garden, double glazed window, radiator.



**Kitchen**

11'2" x 11'3" (3.41 x 3.43) Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit. Double glazed window, external door to the rear garden.



**Landing**

Double glazed window, access to bedrooms and bathroom.

**Bedroom 1**

11'6" x 11'3" (3.50 x 3.42) Double glazed window, radiator.



**Bedroom 2**

11'7" x 9'0" (3.52 x 2.75) Double glazed window, radiator.



**Bedroom 3**

8'3" x 8'2" (2.52 x 2.49) Double glazed window, radiator.



**Bathroom**

11'3" x 7'7" min x 9'7" max (3.42 x 2.31 min x 2.92 max) Fitted with a three piece suite comprising; bath with shower over, low level WC, wash hand basin. Tiling to walls, tile effect flooring, double glazed window, radiator.



**External**

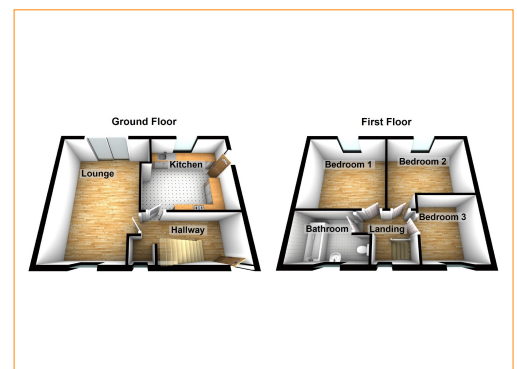
Externally there is a paved garden to the front and an enclosed garden to the rear which is mostly laid to lawn. There is a large garden to the side which is laid to lawn and provides parking for three vehicles.



**Rear garden**



**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**

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			<b>65</b>
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>67</b>	<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>87</b>

**VIEWING ARRANGEMENTS**

To arrange a viewing, please call 0191 2953322 or e-mail us; [info@next2buy.com](mailto:info@next2buy.com)

Open Hours;  
Monday 9am - 6pm  
Tuesday 9am - 6pm  
Wednesday 9am - 6pm  
Thursday 9am - 6pm  
Friday 9am - 6pm  
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**VIEWING APPOINTMENT**

TIME .....

DAY/DATE .....

VENDORS NAME (S) .....

**QR CODE**

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