

## 15 Spence Terrace, North Shields



**Price £139,950**

Stylishly presented and **READY TO MOVE INTO** we offer this three bedroom mid terrace house which has been very **MUCH IMPROVED** by its current owner. The home offers deceptively spacious living accommodation boasting a modern on trend kitchen/dining room a real focal point to the home.

The property is situated within easy reach of local amenities and just a short stroll will take you into the **TOWN CENTRE** where there is an abundance of amenities to be found, including North Shields **METRO STATION**.

Briefly the accommodation comprises; hallway, lounge and kitchen/dining room to the ground floor. to the first floor there are three bedrooms and a bathroom. Externally there is a **SOUTHERLY ASPECT** yard to the rear and a small town garden to the front. **FREEHOLD**. Council tax band A. Energy rating C.

### The Property Comprises

#### Hallway

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



#### Lounge

15'0" x 12'10" (4.56 x 3.90) Double glazed window, feature fireplace with electric fire, laminate flooring, radiator.



#### Kitchen/Dining Room

20'3" x 13'11" (6.16 x 4.23) Fitted with a contemporary style range of wall and base units with contrasting work surfaces over, integrated double oven and hob with extractor hood over, single drainer sink unit, integrated fridge/freezer. Double glazed window, feature fireplace with electric fire, laminate flooring, radiator and double glazed French doors leading to the rear yard.



**Additional Image**



**Landing**

Access to the loft, laminate flooring.

**Bedroom 1**

14'10" x 12'10" (4.53 x 3.91) Double glazed windows, laminate flooring, radiator.



**Bedroom 2**

12'9" x 14'4" (3.88 x 4.36) Double glazed window, laminate flooring, radiator.



### Bedroom 3

9'11" x 7'1" (3.03 x 2.17) Double glazed window, laminate flooring, radiator.



### Bathroom

11'5" x 5'5" (3.47 x 1.65) Comprising; bath with shower over, low level WC, wash hand basin with built-under storage. Part panelled walls, storage cupboard with shelves, double glazed window and radiator.

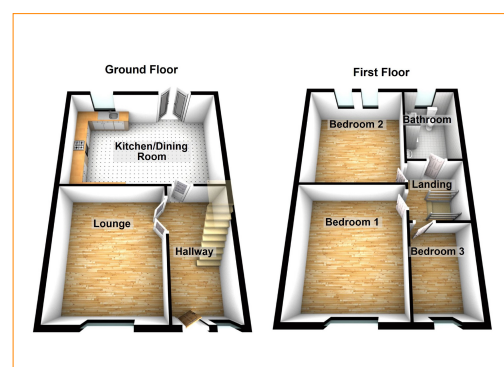


### External

Externally there is a small town garden to the front and a yard to the rear which has decorative paving and decking. The rear benefits from a southerly aspect and there is also a bar/man cave.

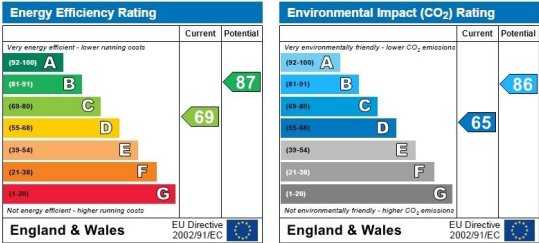


### FLOOR PLANS



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

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

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