



## 7 St Anselm Crescent, North Shields, NE29 8BL

### Offers In The Region Of £185,000

FABULOUS TWO BEDROOM SEMI-DETACHED HOUSE ON LARGE CORNER SITE - SUPERBLY REFURBISHED BY PRESENT OWNER - SCOPE FOR EXTENDING IF REQUIRED - CONVENIENT LOCATION - EARLY VIEWING ESSENTIAL

A superb semi-detached house that occupies a large corner site giving plenty of options for extending the current accommodation. Located within a popular residential area with convenience of access to local shops, schools and transport links, this delightful home will suit a variety of buyers. The property comprises; an entrance hall, spacious living room, excellent dining kitchen, two double bedrooms and shower/WC plus an attached garage and extensive parking together with large gardens to front and to the rear. Representing an excellent choice and arguably the finest of its type currently available. To arrange a viewing call COOKE & CO. Energy rating C.



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## GROUND FLOOR

### ENTRANCE HALL

An appealing welcome to the property through double glazed door with double glazed surround and including radiator together with staircase to the first floor.

### LOUNGE 14'10" x 11'10" (4.52m x 3.61m)

An excellent living and entertaining area situated to the front of the property enjoying excellent natural light from a double glazed picture window with fitted vertical blinds and also including radiator, wall light points, wall TV point, double doors leading to:-



### ADDITIONAL LOUNGE PHOTO



### KITCHEN AND DINING ROOM 20'0" x 11'11" (6.10m x 3.63m)

Also accessed from the hall, a superb family area that is well appointed to include

radiator, one and a half sink unit with drainer, fitted four ring gas hob unit with chimney style extractor hood over and double oven beneath, built in dishwasher, space for fridge freezer, a good range of gloss wall and floor units, extensive work surfaces, built in ceiling lighting, TV point, dining/sitting area, two double glazed windows overlooking the rear garden with fitted vertical blinds and an internal door leads to the attached garage.



### ADDITIONAL KITCHEN PHOTO



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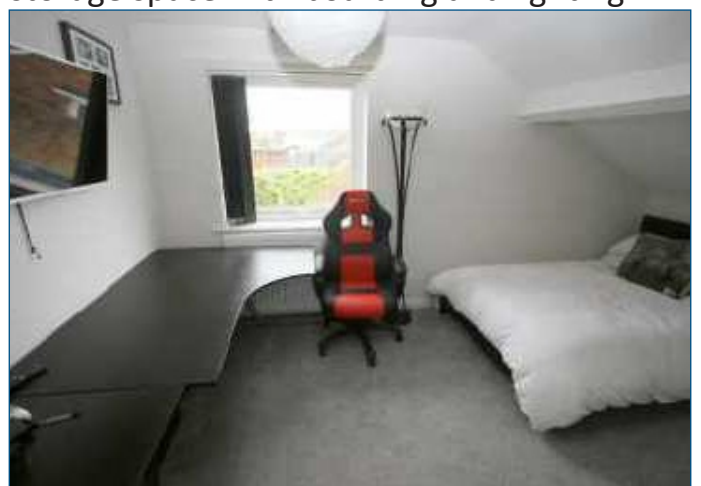
### SHOWER ROOM / WC

Well appointed to include chrome heated towel rail, walk-in shower, pedestal wash basin, low level WC, built in ceiling lighting, double glazed window and extractor fan.



### BEDROOM TWO 14'6" x 8'10" (4.42m x 2.69m)

Radiator, double glazed window with vertical blinds, access to extensive eaves storage space with boarding and lighting.



### FIRST FLOOR

#### LANDING

Loft access and good sized built in storage cupboard.

### BEDROOM ONE 14'4" x 11'10" (4.37m x 3.61m)

Radiator, double glazed window with vertical blinds, wood laminate style flooring and access to extensive eaves storage space with boarding and lighting.

### EXTERNAL

To the front of the property there is a lawned garden together with a large and extensive block paved driveway area (parking for four to five cars) that leads to the attached garage. Double gates to the side of the garage provide access to the large rear garden (54' x 44' approx) that includes a large block paved patio/additional parking area if required, sun patio, lawn, power points, courtesy lighting and a fenced surround.

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not keep up repayments on your mortgage\*\*

### COUNCIL TAX BAND

Search for your Council Tax band:  
<http://www.voa.gov.uk>

### SCHOOL CATCHMENT AREA

The link below shows school catchment areas in North Tyneside :  
<http://maps.northtyneside.gov.uk/Catchment/schoolCatchDiscl.html>

### ADDITIONAL GARDEN PHOTO



### ADDITIONAL GARDEN PHOTO

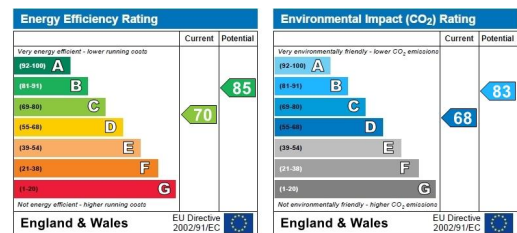


### MORTGAGE ADVICE

A comprehensive mortgage planning service is available via Darren Smith of NMS Financial Limited. For a free initial consultation contact Darren on 0191 2510011.

\*\*Your home may be repossessed if you do

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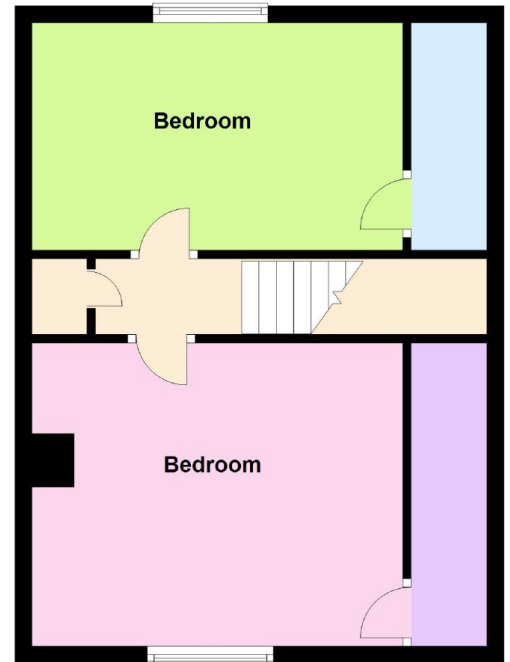
"The contents of the property as portrayed by attached photographs are not specifically included as part of any sale." "As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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## Ground Floor



## First Floor



Note : Plans are for illustration purposes only and are not to scale.  
Plan produced using PlanUp.