

**48 WEST DENE DRIVE**  
**NORTH SHIELDS NE30 2SZ**  
**£299,950**

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- **THREE BEDROOM SEMI DETACHED HOUSE**
- **LOUNGE & DINING ROOM**
- **KITCHEN**
- **BATHROOM & SEPARATE WC**
- **DRIVEWAY PARKING**
- **POPULAR RESIDENTIAL LOCATION**
- **ATTACHED GARAGE**
- **WEST FACING REAR GARDEN**
- **NO UPPER CHAIN**
- **EPC RATING D**

This lovely semi detached property was built in the 1930's and is perfectly located within a popular residential setting. It displays a variety of features and is ideal for a range of purchasers. This is a three bedroom property set over two floors. Ground Floor: lounge, dining room, kitchen. First Floor: three bedrooms, bathroom, separate WC. Externally: attached garage, driveway parking, front garden, West facing rear garden. The feel, generous size and potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, and diverse scenery makes it attractive to retired couples, young couples and families.

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#### VESTIBULE

Enter through UPVC front door with insert into vestibule with timber glazed door to entrance hallway.

#### ENTRANCE HALLWAY

Entrance hallway complete with plate rail, cloaks cupboard, under stair storage cupboard with UPVC double glazed obscured decorative window, double radiator and stairs to first floor. Doors to lounge, dining room and kitchen.

#### LOUNGE

14'3" x 12'9"

(measurements into recess)

The lounge is front facing with ceiling coving, UPVC double glazed walk in bay window, wall lights, gas fire with surround and hearth, double radiator and TV point.

#### DINING ROOM

12'9" x 12'7"

(measurements into recess)

The dining room is rear facing with ceiling coving, UPVC double glazed window, wall lights, gas fire with surround and hearth, double radiator and TV point.



#### KITCHEN

11'5" x 8'0"

The kitchen incorporates a two seater breakfast bar and benefits from wall, base and drawer high gloss units with contrasting worktops incorporating single bowl sink with mixer taps, drainer and tiled splash backs. Integrated appliances include eye level double oven, five ring gas hob and space for fridge freezer.

There is a UPVC double glazed window, double radiator and door to inner hallway.

#### INNER HALLWAY

With UPVC double glazed door to garden and open doorway to garage.

#### LANDING

Landing with UPVC double glazed window and doors to all bedrooms, bathroom and separate WC.

#### BEDROOM ONE

15'5" x 11'5"

Bedroom one is front facing with UPVC double glazed walk in bay window, fitted wardrobes with matching dressing table and bed side cabinets and double radiator.

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**BEDROOM TWO**

11'11" x 11'6"

Bedroom two is rear facing with UPVC double glazed window and single radiator.



**FRONT GARDEN**

The front garden is laid to lawn with mature shrubs, borders, driveway parking and a low walled boundary.

**BEDROOM THREE**

8'5" x 7'11"

Bedroom three is front facing with UPVC double glazed window and single radiator.



**REAR GARDEN**

The rear garden is West facing with lawn, borders and a fenced boundary.

**BATHROOM**

7'10" x 5'2"

Bathroom complete with panelled bath with shower over and pedestal wash basin. There is loft access, UPVC double glazed obscured window, cupboard housing water tank, partially tiled walls and single radiator.



**SEPARATE WC**

With low level WC and UPVC double glazed obscured window.

**GARAGE**

17'0" x 7'8"

Attached garage complete with lighting, power, space and plumbing for washing machine, coal shed and up and over garage door.



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## Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.



## Appliances and Services

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



## The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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