FOR SALE

86 MALVERN ROAD, NORTH SHIELDS NE29 9ER
£359,950



5 BEDROOM HOUSE - TERRACED

- FIVE BEDROOM MID TERRACE HOUSE
- FABULOUS RESIDENTIAL LOCATION
- LIGHT AND SPACIOUS RECEPTION ROOM
- OPEN PLAN RECEPTION ROOM/KITCHEN DINER AND SEPARATE UTILITY ROOM
- SHOWER ROOM , SEPARATE WC AND DOWNSTAIRS WC
- INTEGRAL DOUBLE GARAGE
- FRONT GARDEN AND DRIVEWAY
- SECLUDED REAR GARDEN
- NO UPPER CHAIN
- EPC RATING PENDING

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
13'11 x 12'3

RECEPTION ROOM/ KITCHEN DINER
20'6 x 20'5

UTILITY ROOM
13'4 x 9

DOWNSTAIRS WC
3'10 x 3'8

LANDING

BEDROOM
14'6 x 13'6

BEDROOM
14'6 x 11'0

BEDROOM
13'5 x 8'7

BEDROOM
10'6 x 8'8

BEDROOM
9'4 x 8'6

SHOWER ROOM
6'4 x 5'5

SEPARATE WC
5'5 x 2'11

DOUBLE GARAGE
23'7 x 13'6

FRONT GARDEN

REAR GARDEN

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Situated in a fantastic residential location in North Shields, this generously sized five bedroom mid terraced family home is offered with no upper chain. Providing spacious and versatile accommodation throughout, it would make an ideal purchase for a growing family.

The property is entered via a vestibule leading to an entrance hallway with access to the principal reception rooms and kitchen. The first reception room is a light and spacious lounge featuring a bay window and sliding doors opening into the second reception room. This further reception space flows in a U-shaped open plan layout into the kitchen diner, creating an excellent space for family living and entertaining. The kitchen is fitted with a range of wall, base and drawer units, with access to the double integral garage and downstairs WC.

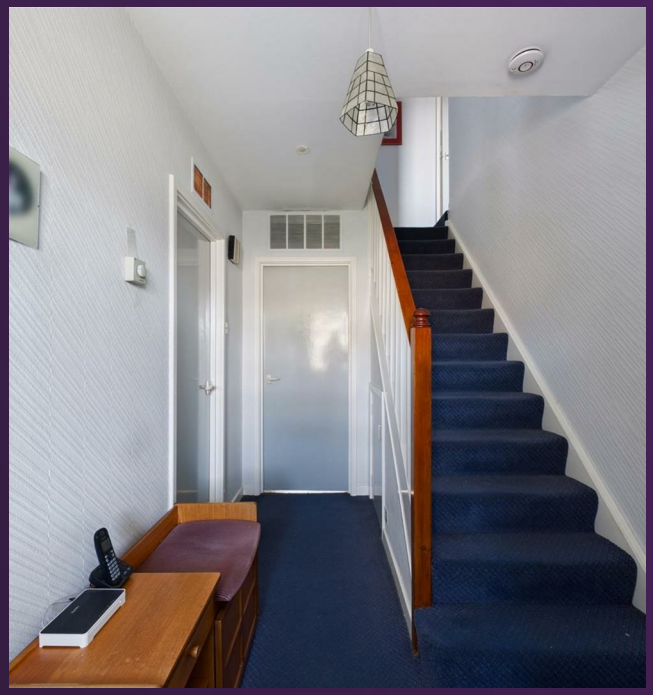
There is also a separate utility room with doors opening onto the rear garden. The ground floor WC comprises a wall-mounted washbasin with vanity storage and a low level WC.

To the first floor are five bedrooms, a shower room and a separate WC. The principal bedroom is light and spacious with fitted wardrobes, while the third and fifth bedrooms also benefit from fitted storage. The remaining bedrooms offer versatile accommodation for family or guests. The shower room features a walk in shower, with a separate WC incorporating a washbasin and vanity unit.
Externally, there is a front garden and driveway providing off street parking, along with a double integral garage. To the rear is a beautiful, secluded garden with a patio and mature shrubs, ideal for outdoor relaxation.

North Shields offers a variety of local amenities, schools and transport links, with the added attraction of being within easy reach of the beautiful coastline, nearby Tynemouth and its popular beaches.

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FLOORPLAN

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Approximate total area[1]

1904 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

VIEW PROPERTY

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.

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