FOR SALE

111 CLEVELAND ROAD, NORTH SHIELDS NE29 0PF
OFFERS OVER £450,000



3 BEDROOM HOUSE - SEMI-DETACHED

- STUNNING THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS LOUNGE
- OPEN PLAN & CONTEMPORARY KITCHEN DINER
- UTILITY ROOM & DOWNSTAIRS WC
- BEAUTIFUL BATHROOM WC
- PRIVATE FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL SOUTH FACING REAR GARDEN
- EPC RATING C

VIEW PROPERTY

ENTRANCE HALLWAY

LOUNGE
17'8 x 14'10

KITCHEN DINER
21'5 x 15'1

UTILITY ROOM
8'10 x 5'5

DOWNSTAIRS WC

LANDING

BEDROOM
14'6 x 12'6

BEDROOM
12'7 x 12'5

BEDROOM
8'8 x 7'11

BATHROOM WC
9'2 x 8'8

FRONT GARDEN

REAR GARDEN

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This stunning semi-detached house, is ideally positioned within a popular residential location. Beautifully presented throughout, the property combines contemporary features with charming period character, which will appeal to a variety of buyers. This spacious three bedroom property briefly comprises a welcoming entrance hallway with doors leading to the lounge, kitchen diner and stairs to the first-floor landing.

The fabulous kitchen diner is fitted with a good range of units with Minerva worktops and benefits from an integrated Nef double oven, chimney hood and fridge freezer. An impressive island provides additional storage, an integrated Nef dishwasher and breakfast bar, whilst there is ample space for a family dining table. Bi-fold doors open directly onto the beautiful rear garden. Leading from the kitchen is a useful utility room with further units, Minerva worktops, space for a washing machine with a door providing garden access. There is also a downstairs WC and a large storage cupboard.

To the first floor are three bedrooms, one of which is currently utilised as a second lounge, offering excellent flexibility depending on a buyer's requirements. The beautiful family bathroom is fitted with a bath, walk-in rainfall shower, vanity washbasin and WC.

Externally, the property enjoys a private front garden with driveway parking and EV charging point. To the rear is an attractive, south facing garden, providing a wonderful outdoor space to enjoy throughout the day. Featuring a stone patio with canopy, alongside a fabulous tool shed and garden studio with light and power, providing versatile additional space perfect for home working, hobbies or relaxation.

The fabulous location, generous proportions, exceptional presentation and versatile accommodation make this an exciting opportunity which can only be fully appreciated by an internal inspection.

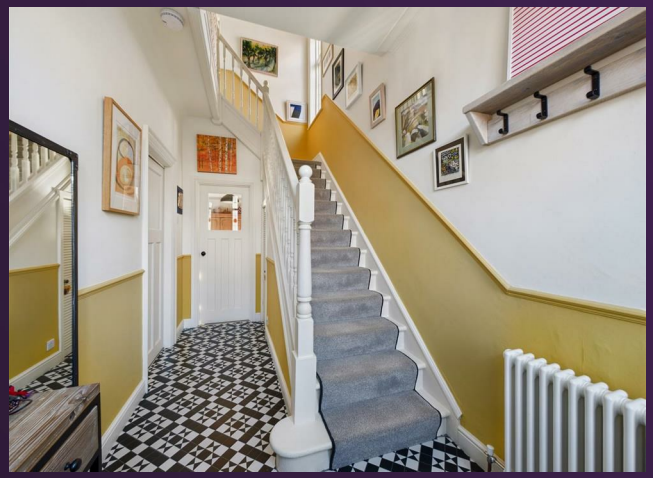
North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernisation.

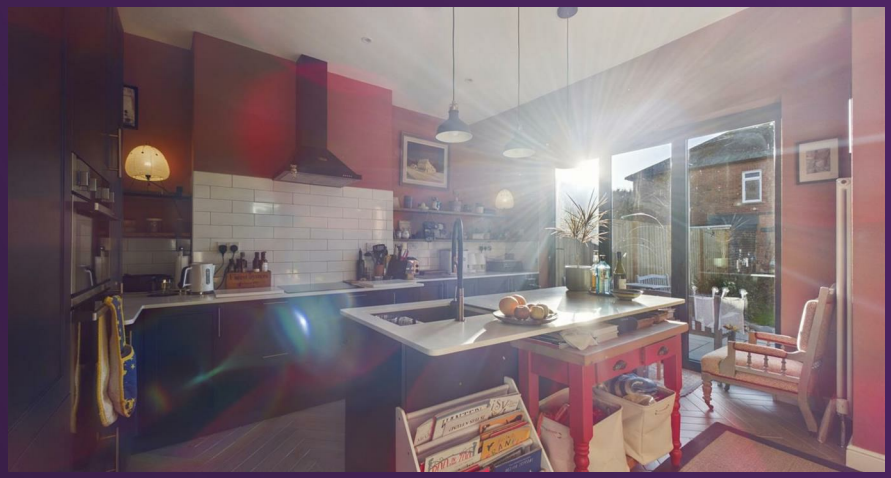
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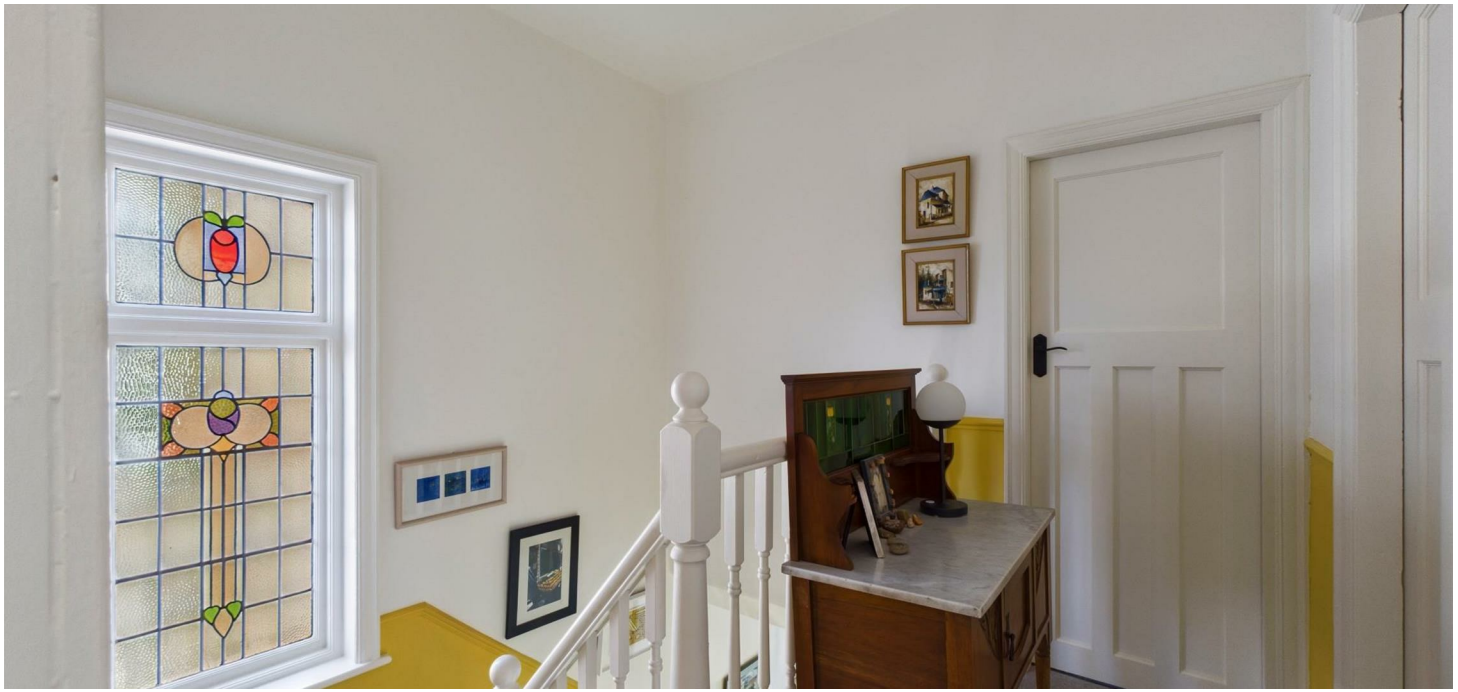




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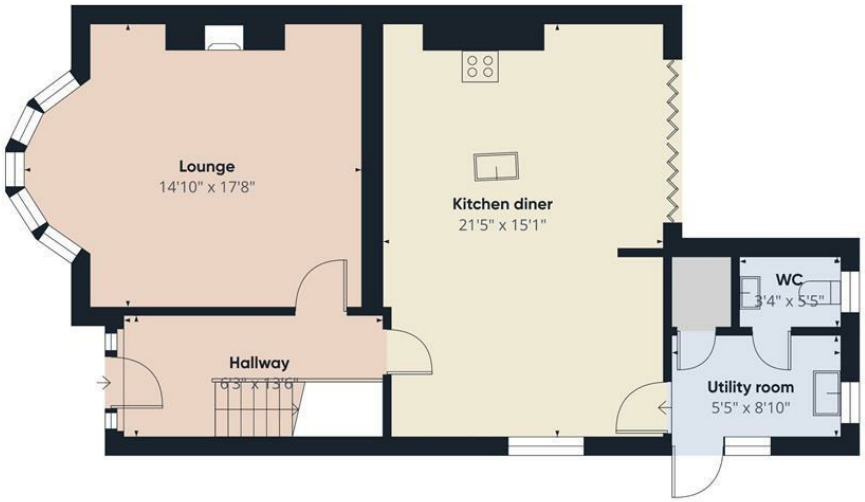
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FLOORPLAN

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Floor 0





Floor 1

Approximate total area[1]

1227 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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