

**7 MENDIP CLOSE**  
**NORTH SHIELDS NE29 9QP**  
**£199,950**

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- **THREE BEDROOM END TERRACE PATIO HOUSE**
- **OPEN PLAN LOUNGE DINER**
- **STUNNING KITCHEN & DOWNSTAIRS WC**
- **CONTEMPORARY BATHROOM WC**
- **DRIVEWAY PARKING**
- **DETACHED GARAGE**
- **FRONT GARDEN & PRIVATE REAR GARDEN**
- **EPC RATING D**

This stunning, well presented end terrace patio house is perfectly located within a sought after residential location. It boasts a wealth of modern features and is ideal for a range of purchasers. This is a three bedroom property set over two floors. Ground floor: Lounge diner, open plan kitchen, downstairs WC. First floor: Three bedrooms, bathroom WC. Externally: Driveway parking, detached garage, front garden, rear garden.

The fabulous location and amazing condition of this property makes for an exciting visit 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 the diverse scenery makes it attractive to retired couples, young couples and families.

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### ENTRANCE HALLWAY

Enter through UPVC double glazed front door with glass inserts into welcoming entrance hallway with built in storage cupboard and doors to open plan lounge diner and downstairs WC.

### LOUNGE DINER

23'9" x 16'11"

The lounge diner is L-shaped, open plan and modern with UPVC double glazed window, feature fireplace, TV point, two vertical contemporary radiators. Within this lovely space there is an Island with high gloss base units beneath, contrasting worktops and is currently used as a four seater breakfast bar. Stairs up to first floor with under stairs storage cupboard and UPVC door to rear garden.



### KITCHEN

14'7" x 7'0"

(measurements into recess)  
Stunning, newly fitted kitchen benefitting from high gloss wall, base and drawer units with contrasting worktops incorporating single bowl sink, mixer taps and drainer. Integrated appliances include single oven, five ring gas hob, chimney hood and dishwasher. There is space for fridge freezer, ceiling spotlights, UPVC double glazed window and wood style flooring.

### DOWNSTAIRS WC

Incorporates low level WC, vanity wash basin with high gloss storage cupboards beneath, tiled splash backs and UPVC double glazed window with obscured glass. Ceiling spotlights, chrome towel warmer and wood style flooring.

### LANDING

Bright and open landing complete with two built in storage cupboards one housing boiler. Doors to three bedrooms and bathroom WC.

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### BEDROOM ONE

11'10" x 11'7"

(measurements into recess)

Bedroom one is stylish and front facing with UPVC double glazed window, fitted wardrobes, built in wardrobes and single radiator.

### BEDROOM TWO

12'7" x 10'2"

Bedroom two is rear facing with timber glazed window, TV point and single radiator.

### BEDROOM THREE

12'7" x 6'4"

(measurements into recess)

Bedroom three is rear facing with timber glazed window and single radiator.

### BATHROOM WC

11'9" x 4'9"

Contemporary bathroom benefitting from walk in rainfall shower, vanity wash basin with high gloss storage cupboards beneath, low level WC. There are ceiling spotlights, UPVC double glazed window with obscured glass, tiled walls, chrome towel warmer and tiled floor.



### GARAGE

18'4" x 8'10"

Detached garage complete with lighting, power, space and plumbing for washing machine and space for tumble dryer. Up and over garage door.

### FRONT GARDEN

Private, low maintenance front garden with driveway parking, pebbled area, water tap and walled boundary.

### REAR GARDEN

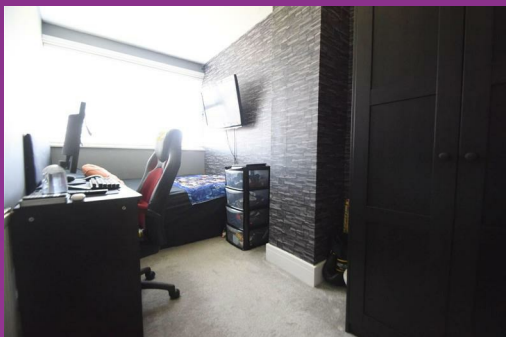
Secluded rear garden with bespoke built in seating area with raised planters, pebbled area, brick outhouse and fenced boundary.

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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.

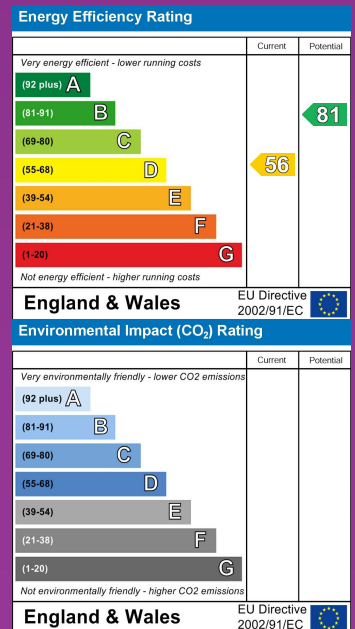
#### Appliances and Services

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.



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