

FOR
SALE

WALTON COTTAGE WALTON AVENUE, NORTH SHIELDS NE29 9NH
£450,000



3 BEDROOM BUNGALOW - DETACHED

- THREE BEDROOM DETACHED BUNGALOW
- IMMACUATELY PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM & CONSERVATORY
- MODERN KITCHEN DINER
- FAMILY BATHROOM WC & ENSUITE
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH & WEST FACING REAR & SIDE GARDENS
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY
14 x 11

RECEPTION ROOM
20'5 x 12'11

CONSERVATORY
12'5 x 11'2

KITCHEN DINER

22'7 x 12'9

BEDROOM
16'5 x 10'10

ENSUITE
8'1 x 3'9

BEDROOM
15'5 x 8'8

BEDROOM

12'7 x 7'10

BATHROOM WC
12'10 x 6'4

GARAGE
19 x 16

FRONT GARDEN

REAR GARDEN

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This modern and well presented, detached bungalow was built in 2014 and is perfectly located on a substantial plot within a popular residential area. It boasts a wealth of modern features and is ideal for a range of buyers.

With over 1800 square feet of accommodation, this beautiful property consists of a vestibule and spacious and welcoming entrance hallway with a cloaks cupboard and doors leading to the reception room, kitchen, bedrooms, bathroom and garage. The generously sized reception room features a contemporary fireplace and has French doors leading to the light and airy conservatory. The lovely kitchen diner easily accommodates a six seater dining table as well as an Island with breakfast bar. The kitchen benefits from a good range of units with contrasting worktops and integrated appliances includes an eye level double oven, gas hob, chimney hood and space for a fridge freezer and dishwasher. There are two double bedrooms, the main bedroom has a modern ensuite with walk in shower, vanity wash basin and integrated WC, a third smaller bedroom, currently used as an office, and a good sized, family bathroom benefitting from a bath, walk in rainfall shower, vanity washbasin and integrated WC. Externally there is an attached garage, a front garden with driveway parking for multiple cars and south/west facing rear and side gardens with patio, lawns, mature shrubs and raised bed.

The amazing condition, generous size and superb layout of this property makes for an exciting opportunity which can only truly be 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 the diverse scenery makes it attractive to retired couples, young couples and families.

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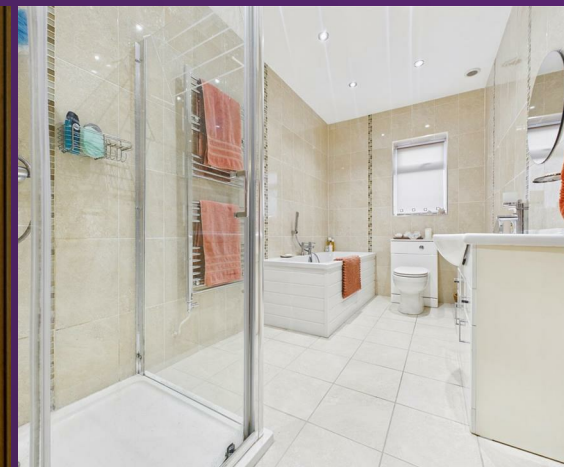
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SMOKE ALARMS

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



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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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