49 Northumbrian Way, Tyne and Wear, NE29 6XG

Offers Over £220,000

Hive Estates present to the market this lovely three-bedroom semi-detached home, ideally positioned on the popular Northumbrian Way in North Shields. Located within a welcoming family estate, the property benefits from off-street driveway parking, well-presented accommodation and a generous rear garden.

Upon entering, a welcoming lobby provides access to the convenient downstairs WC. The spacious living room features a large bay window which floods the space with natural light, complemented by wooden flooring, a feature brick slip wall and useful storage cupboard. The impressive kitchen/dining room continues the wooden flooring and features white high gloss, handleless units with complementary wood effect worktops and a stylish brick slip splashback. Integrated appliances include an oven, five ring gas hob, fridge freezer, dishwasher and washing machine. The dining area provides ample space for a large table and flows into a versatile additional sun room. The sun room offers a cosy additional reception space, featuring a wooden panelled wall, feature skylight and large window. Bifold doors open directly onto the rear garden, making this an ideal space for relaxing or entertaining.

Upstairs, the principal bedroom is a bright and peaceful room with large windows, neutral decor, a modern feature wall and beige carpeting. The second bedroom is also generously sized, featuring grey wood effect laminate flooring, neutral decor and a bright feature wall. The third bedroom is currently used as a home office but would make an excellent nursery, dressing room or additional bedroom. The modern family bathroom is finished with grey floor and ceiling tiles, complemented by a feature tiled shower enclosure and border. The suite includes a walk in shower with concealed fittings, vanity basin unit, heated towel rail and WC.

Externally, the front of the property benefits from a private driveway and gravelled area, with a mature palm tree adding to the property's kerb appeal. To the rear is a good sized garden with an Indian sandstone patio, ideal for outdoor dining and entertaining. The garden also benefits from a summer house with electrics, currently used for storage but offering excellent potential as a home office, garden room or additional entertaining space. Northumbrian Way is ideally located for access to North Shields' many amenities, with the popular Fish Quay, Redburn Dene and surrounding coastal attractions all within easy reach. Excellent transport links are also available, including convenient access to local bus and Metro routes.

Lounge 15'8" x 10'9" (4.80 x 3.30)

Kitchen/Diner 8'8" x 14'7" (2.65 x 4.45)

Sun Room 9'0" x 6'10" (2.75 x 2.10)

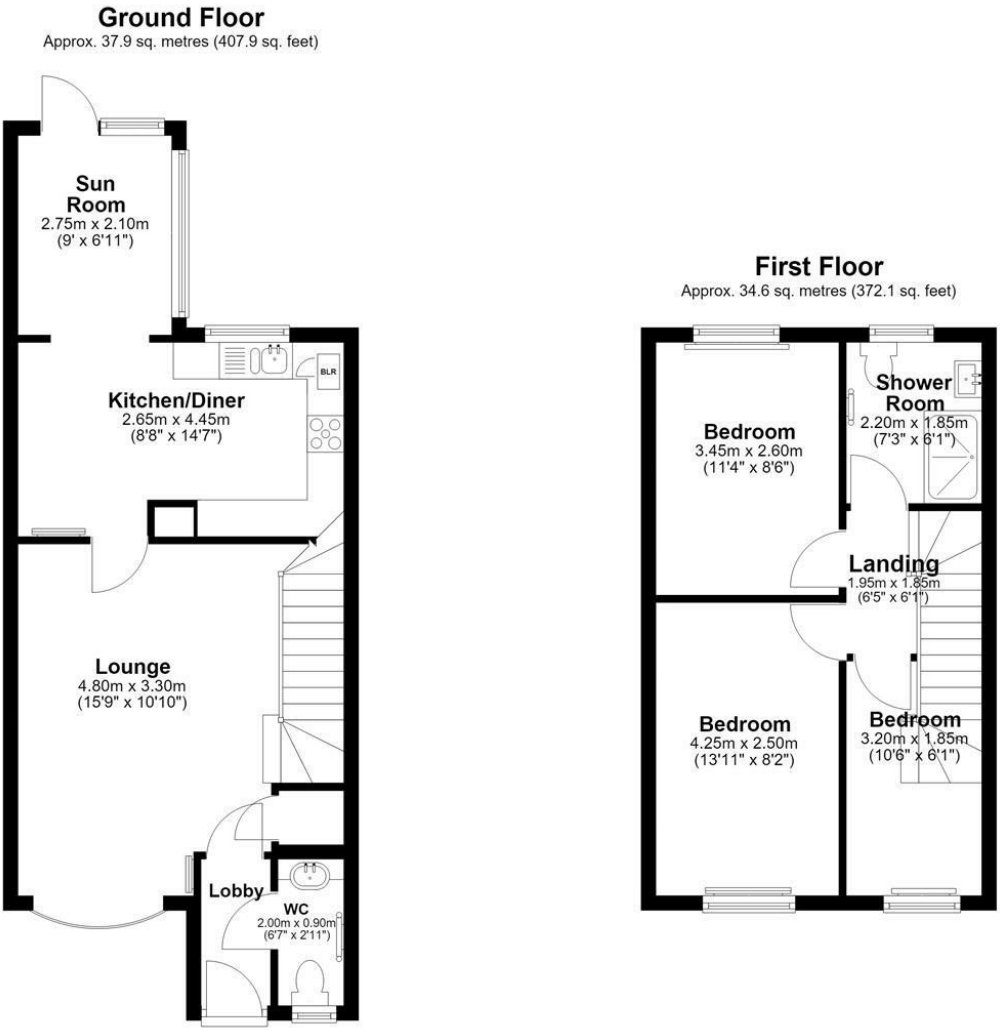
Bedroom 1 13'11" x 8'2" (4.25 x 2.50)

Bedroom 2 11'3" x 8'6" (3.45 x 2.60)

Bedroom 3 10'5" x 6'0" (3.20 x 1.85)

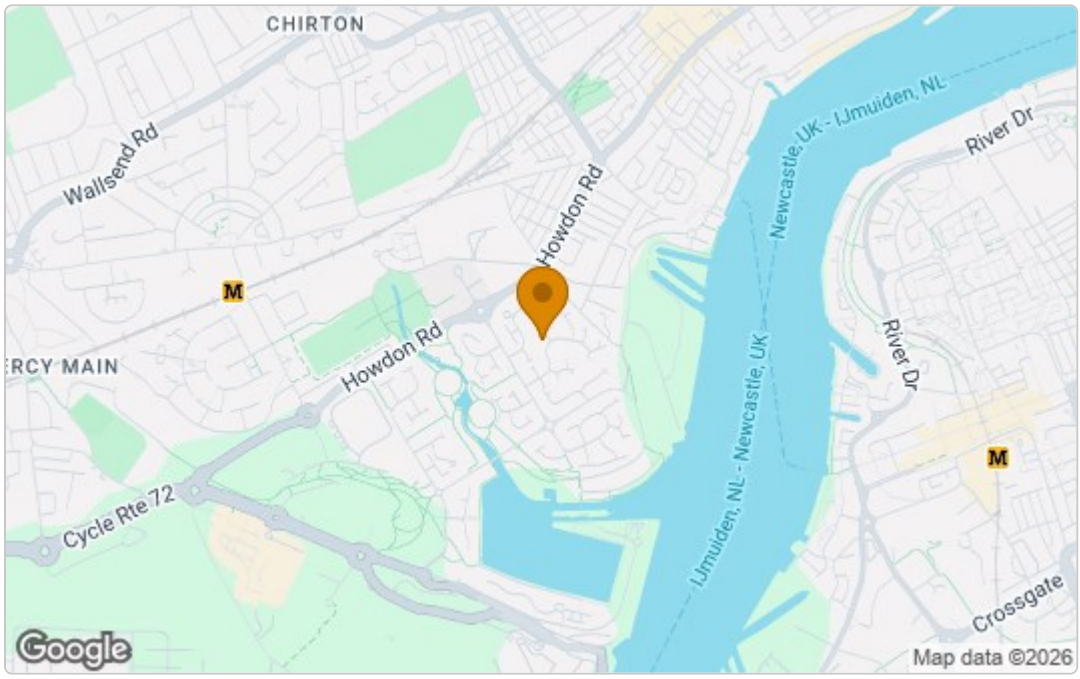
Shower Room 7'2" x 6'0" (2.20 x 1.85)

Floor Plan

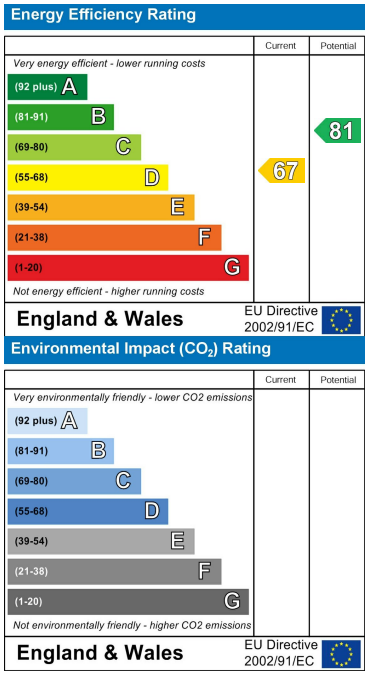


Total area: approx. 72.5 sq. metres (780.0 sq. feet)

Area Map



Energy Efficiency Graph



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