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Trading Places



## Spring Gardens, North Shields - £235,000

- Semi Detached Family House
- En-Suite Shower room
- Spacious Breakfasting Kitchen
- Five Bedrooms
- Two Reception Rooms
- Cloaks wc



Whitley Bay Tel: 0191 251 1189



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## Spring Gardens, North Shields

Trading Places are delighted to bring to the market for sale this very well proportioned extended five bedroom semi detached family home. Located in a sought after crescent, on the outskirts of North Shields, conveniently situated close to local shopping facilities, amenities and having easy access to local transport links and popular local schools. The property is very well presented throughout and has been maintained to a high standard, with double glazing with feature leaded panes, gas central heating and briefly comprises: entrance hallway, cloaks/wc, lounge to the front with feature fireplace with living flame gas fire, dining room with French style door to the rear garden and feature fireplace with living flame gas fire, spacious breakfasting kitchen fitted with a range of modern contemporary style units and integrated appliances. To the first floor there are four double bedrooms, one with a shower room and a fifth single bedroom, a large family bathroom with four piece suite including a free standing roll top bath. To the front of the property is a double block paved driveway providing off street parking and integral garage. To the rear is a lawned garden with raised patio terrace. Viewing is highly recommended to appreciate this lovely spacious versatile family home. Please call our branch on 0191-2511189 to arrange an appointment. EPC Rating D

### Entrance Hallway

Double glazed panel door with stained glass panel, double glazed arch stained glass side window, fitted storage base cupboard, radiator, stairs to first floor, wood flooring.

### Cloaks/wc

Low level wc, wash hand basin, extractor fan and tiled walls.

### Lounge 15' 1 x 12' 4 (4.57m 0.03m x 3.76m)

Double glazed bay window with stained glass panels to the front, chimney breast and alcoves with feature stone fireplace surround with marble back and hearth with living flame gas fire, fitted wood flooring, radiator and television point.

### Dining Room 15' 7 x 12' 6 (4.57m 0.18m x 3.66m 0.15m)

Double glazed French style door to the rear, chimney breast and alcoves with feature fireplace and stone surround with cast insert, slate hearth and living flame gas fire, radiator, wood flooring.

### Breakfasting Kitchen 15' 7 x 12' 6 (4.57m 0.18m x 3.66m 0.15m)

A spacious light and airy room fitted with a range of modern high gloss wall and base units with bamboo wood work surfaces, built in electric oven with integrated microwave above, fitted five burner gas hob with extractor chimney above, integrated fridge freezer and dishwasher, single sink and drainer with mixer taps, double glazed windows to the rear, double glazed door to the rear, wall mounted boiler concealed in wall unit, door to garage and radiator.

### First Floor Landing

Gull wing landing, loft access and doors off to:

### Bedroom 1 15' x 6 x 9, 10 upto robes (4.57m x 0.15m x 0.23m)

Double glazed bay window to the front, fitted wardrobes to one wall with sliding mirror fronted doors, wall light to one wall, radiator.





**Bedroom 2 14' 9 x 11' 9 (4.27m 0.23m x 3.35m 0.23m)**

Double glazed window to the rear, radiator.

**Bedroom 3 13' 8 x 8' 9 (3.96m 0.20m x 2.44m 0.23m)**

Double glazed window to the front, radiator and door to en-suite shower room.

**Shower Room**

Corner shower cubicle with electric shower, wash hand basin, extractor fan, panelled walls and ceiling and heated towel rail.

**Bedroom 4 10' 8 x 8' 8 (0.25m '0.20m x 2.44m 0.20m)**

Double glazed window to the rear and radiator.

**Bedroom 5 9' x 6' 11 (0.23m 'x 1.83m 0.28m)**

Double glazed window to the front, radiator.

**Bathroom/wc 8' 1 6' 9 (2.44m 0.03m 1.83m 0.23m)**

Fitted with a stylish four piece suite comprising; free standing roll top bath with ball and claw feet, pedestal wash hand basin, low level wc, corner shower cubicle with plumbed shower, heated towel rail, double glazed frosted windows to the rear, tiled walls and tiled flooring, spot lights to ceiling.

**Front Garden, Integral Garage and Driveway 16'11 8'11 (5.16m 2.72m)**

Block paved garden and double width driveway at the front of the property providing off street parking for two cars, leading to integral garage with roller garage door, power, lighting and plumbed for washing machine.

**Rear Garden**

With high fenced boundaries to sides and rear providing a good level of privacy, with raised patio area, laid to lawn and mature trees.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



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