



## Brighton Grove, North Shields, NE29 0RQ

### **£315,000**

Autumn feels and cosy evenings are in store with this gorgeous family home which showcases a multi-fuel stove fire. We are obsessed with this gorgeous, 1930's semi-detached family home which benefits from a large, two story extension. With charm, character, warmth and a fabulous rear garden, this fabulous home will capture your heart! Close to local schools, shops and bus routes and with excellent local transport links. Delightful, multiple bay windows allowing maximum light into the rooms, an impressive and spacious hallway with feature arch, lounge with multi-fuel stove, exposed brick recess, separate dining room with feature bay window overlooking the garden. Extended, contemporary breakfasting kitchen with integrated appliances, large boot room providing access out to both the front and rear of the property.

Spacious landing, three double bedrooms, the principle bedroom with attractive, sliding wardrobes, providing ample hanging and storage space. Luxurious, four piece bathroom, which benefits from an extension and boasts a freestanding bath along with a separate shower cubicle. Large, private rear garden which has been beautifully landscaped and tended to over the years, with lawn, mature, well stocked borders, rear patio and summerhouse. Multi-car, paved driveway to the front! Just fabulous!

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Double Glazed Entrance Door to:

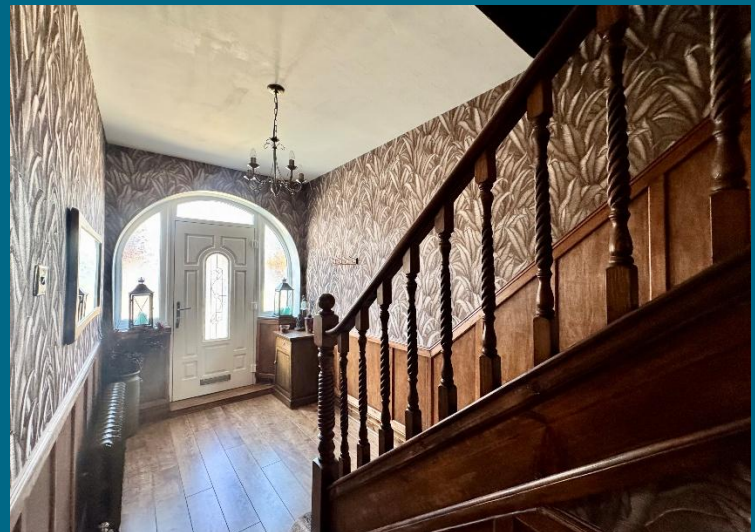
**ENTRANCE HALLWAY:** impressive hallway with feature arch panes above the door, two double glazed windows to the side, spindle staircase up to the first floor, under-stair cloaks cupboard, laminate flooring, half height panelling, door to:

**LOUNGE:** (front): 14'7 x 12'4, (4.45m x 3.76m), with measurements into alcoves and double glazed bay window, exposed brick recess, slate hearth, attractive fireplace, multi-fuel stove fire, perfect for cosy evenings, radiator, double doors through to:

**DINING ROOM:** (rear): 12'6 x 12'4, (3.81m x 3.76m), into alcoves and double glazed bay window overlooking the rear garden, recessed hearth, radiator

**BREAKFASTING KITCHEN:** (rear): 18'1 x 8'0, (5.51m x 2.44m), boasting a superb extension, this stylish and contemporary high gloss kitchen has a substantial range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, integrated fridge freezer and washing machine, single drainer sink unit with mixer taps, laminate flooring, slip brick feature wall, two double glazed windows, vertical radiator, laminate flooring, door to:

**BOOT ROOM/STORAGE:** 19'2 x 3'6, (5.84m x 1.07m), excellent storage area with access to both the front and rear of the property, electric points and light



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**FIRST FLOOR LANDING AREA:** loft access with pull down ladders, we understand that the loft is part boarded for storage purposes, half height panelling, door to:

**BATHROOM:** 12'7 x 7'8, (3.84m x 2.33m), a luxurious, extended family bathroom, tastefully designed and presented with freestanding bath and taps with shower spray, floating high gloss vanity sink unit with mixer taps, shower cubicle with wall mounted controls and forest waterfall spray, low level w.c. with flush, fully tiled floors, wood effect flooring, extractor, double glazed window, vertical radiator, fitted storage cupboard

**BEDROOM ONE:** (front): 13'9 x 11'7, (4.19m x 3.53m), with measurements including depth of stylish fitted wardrobes and into feature double glazed bay window, radiator

**BEDROOM TWO:** (rear): 11'8 x 12'7, (3.56m x 3.84m), into alcoves, radiator, double glazed window

**BEDROOM THREE:** (front): 9'8 x 7'9, (2.95m x 2.36m), radiator, double glazed window, laminate flooring

**EXTERNALLY:** beautiful, landscaped rear garden which has been well thought out and designed by the current owners. With an extensive lawned area, rear patio with summerhouse, mature, well stocked borders. The front driveway is paved and allows parking for at least two vehicles

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains/Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

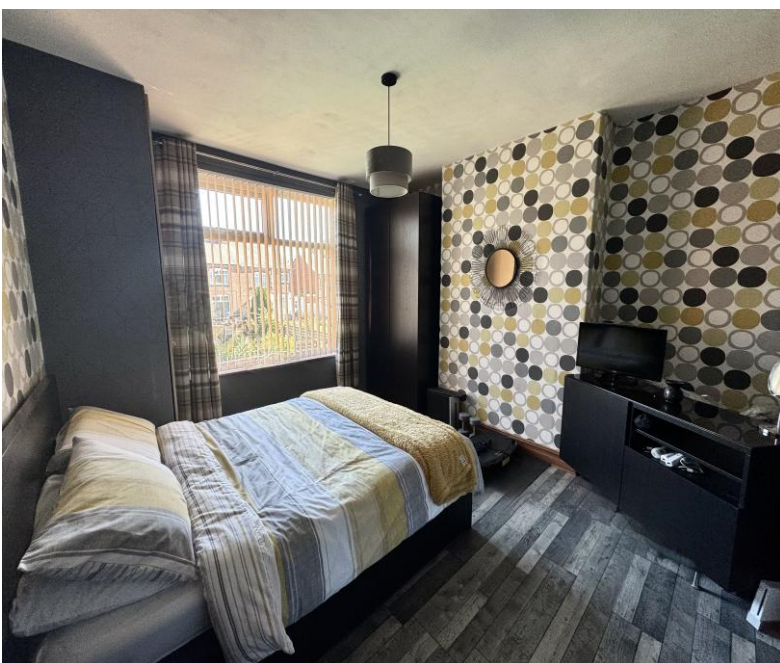
#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** B

**EPC RATING:** TBC

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Awaiting EPC RATING

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