



Sandringham Gardens | North Shields | NE29 9AY

**£320,000**

Located on this highly sought after, tree lined street, this beautiful, double fronted, period end-of-terrace family home is looking for its next family to make memories!! Boasting a sunny aspect to the rear and the unusual benefit of a garage for off street parking. A short drive from Tynemouth Village and North Shields centre, it is superbly located close to popular local schools, shops, local pubs and great walks!

Agents Note; Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

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For any more information regarding the property please contact us today

**HALLWAY:** Entrance door, herringbone flooring, stairs to first floor, door to:

**LIVING ROOM 16'7" x 15'2" (5.05m x 4.62m)** into bay: Double glazed bay window, open fire with surround, decorative cornicing, ceiling rose, radiator.

**DINING / SITTING ROOM 16'0" x 15'2" (4.88m x 4.62m)** into bay: Double glazed bay window, herringbone flooring, open fire with surround, decorative cornicing, ceiling rose, radiator.

**KITCHEN 11'6" x 7'9" (3.51m x 2.36m):** Range of wall and base units, work surfaces, sink with mixer tap, gas hob, extractor hood, double oven, space for dishwasher, double glazed window, part tiled walls.

**UTILITY:** Plumbing for washing machine, additional storage space, door to rear yard.

**BEDROOM ONE 16'9" x 15'7" (5.11m x 4.75m):** Double glazed window, feature fireplace, picture rail, radiator.

**BEDROOM TWO 15'6" x 14'8" (4.72m x 4.47m):** Double glazed window, radiator.

**BEDROOM THREE 9'1" x 7'6" (2.77m x 2.29m):** Double glazed window, radiator.

**BATHROOM 9'8" x 7'8" (2.95m x 2.34m):** Freestanding bath, shower enclosure, pedestal wash hand basin, radiators, double glazed window.

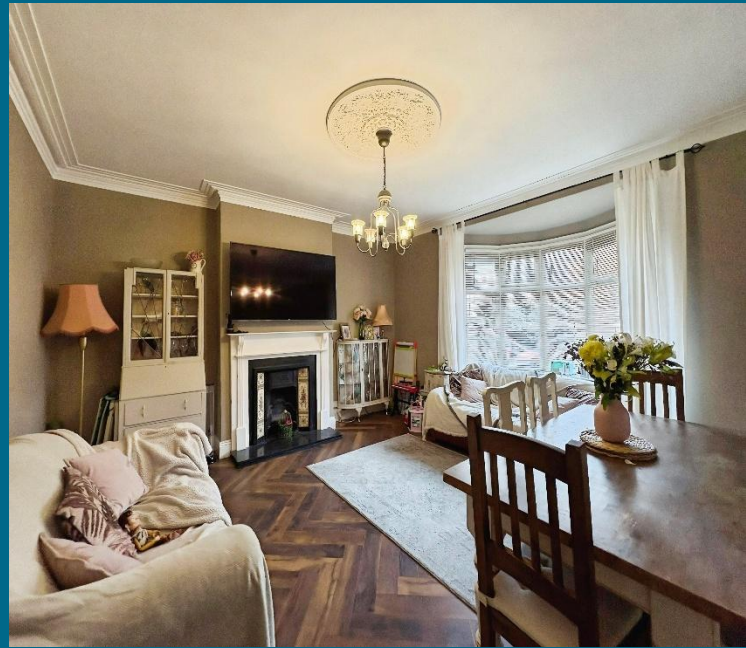
**SEPARATE W.C.:** Low level W.C., double glazed window.

**EXTERNAL:** Private rear yard providing a low maintenance outdoor space. Garage providing storage space or parking.

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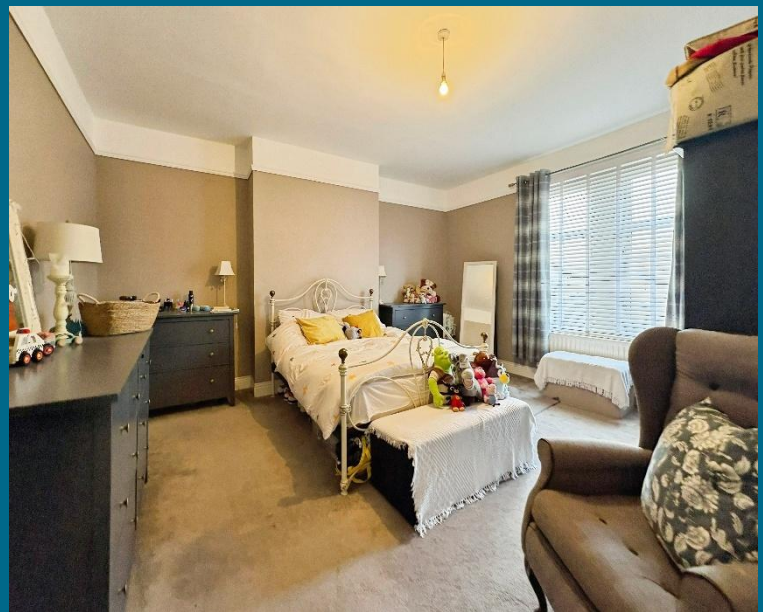
**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

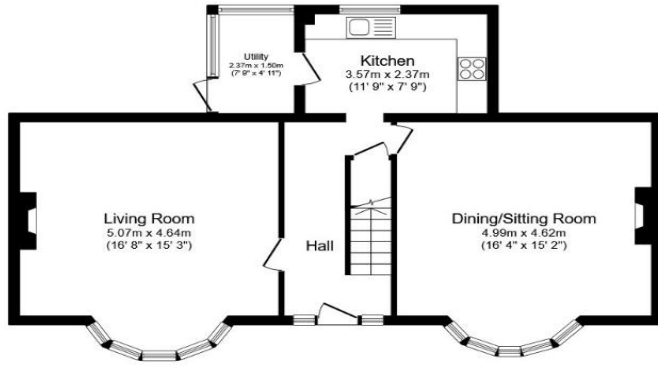
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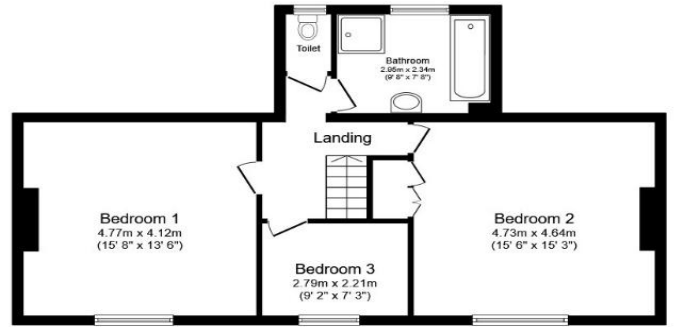
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**Ground Floor**  
Floor area 73.5 sq.m. (792 sq.ft.)



**First Floor**  
Floor area 67.4 sq.m. (726 sq.ft.)

**Total floor area: 141.0 sq.m. (1,517 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: "Cable/FTTC/FTTP/
- Mobile Signal Coverage Blackspot: No
- Parking: Garage/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: C**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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