

# BRUNTON

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RESIDENTIAL



**ANCROFT AVENUE, NORTH SHIELDS, NE29**

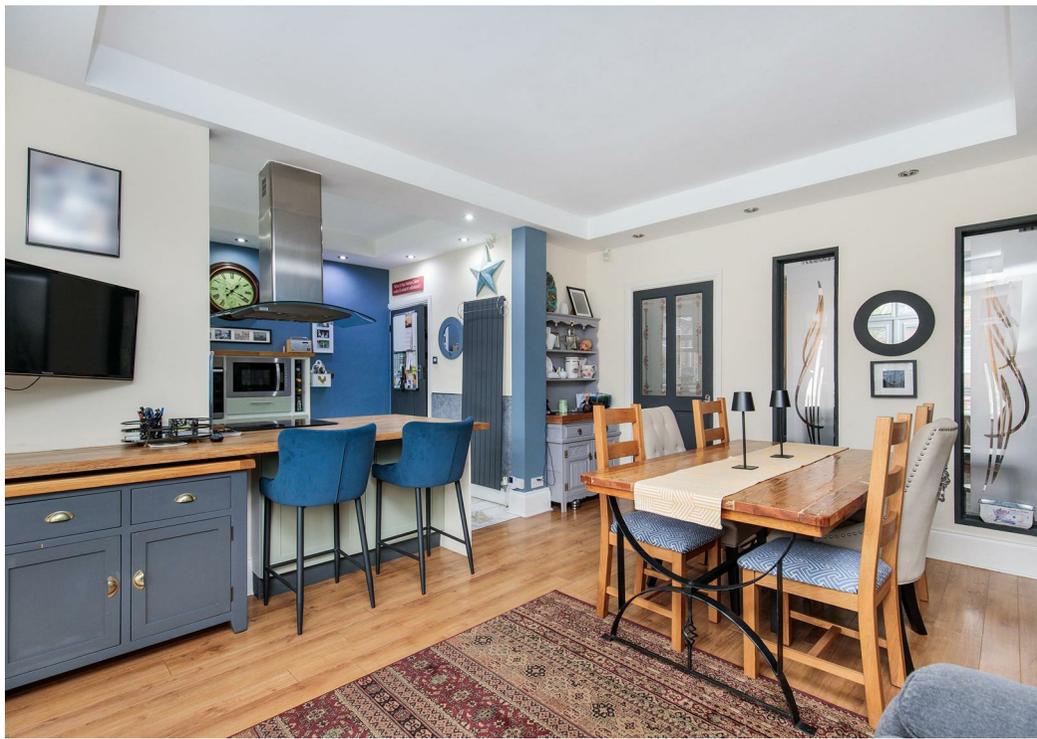
**Offers Over £380,000**

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Well Presented Semi-Detached Family Home Boasting in Excess of 1300 Sq ft, with a Fantastic Re-Fitted Open Plan Kitchen/Diner plus Separate Reception Room, Utility, Ground Floor W.C., Three Bedrooms including Two Great Sized Doubles, Re-Fitted Bathroom with Four Piece Suite, Enclosed Landscaped Rear Gardens plus Off Street Parking and Garage close to 13ft Wide!

This great, three bedroom semi-detached family home is perfectly placed on Ancroft Avenue, North Shields. Ancroft Avenue, which is tucked just off from Walton Avenue is ideally positioned to provide easy access to Beach Road and Tynemouth Road, providing direct access to the renowned Long Sands Beach, Tynemouth Priory and indeed The North Shields Fish Quay.

Positioned just a stones throw from the likes of the wonderful Northumberland Park as well as being close to the North Tyneside General Hospital, Ancroft Avenue is perfectly suited for families looking for a wide range of local amenities and activities, all conveniently placed on their doorstep.

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The internal accommodation comprises: an entrance porch leading into the entrance hall, with stairs leading up to the first-floor landing. To the left is a spacious front-aspect lounge featuring an impressive media wall and fireplace. A door from the lounge leads through to the open-plan kitchen/dining room, which also benefits from access directly from the entrance hall.

The kitchen is modern and well equipped with integrated appliances including an oven, hob, and extractor fan, alongside ample floor and wall cabinetry providing excellent storage and work surface space. French doors from the dining area open out onto the rear garden. From the entrance hall, there is also access to an under-stairs storage cupboard and the integral garage.

The first-floor landing gives access to three well-proportioned bedrooms, all served by a stylish and fully tiled family bathroom comprising a WC, washbasin set within a vanity unit, standalone bathtub, and walk-in shower.

Externally, to the front of the property is a double driveway providing off-street parking for two vehicles and access to the integral garage, adjacent to a gravelled area with shrubs. To the rear is a beautifully landscaped garden incorporating natural lawn and low-maintenance artificial turf, enclosed with timber fencing and complemented by a useful garden shed for additional storage.



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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : D

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	