



Trading Places



## 27 Lynn Road, North Shields, NE29

**£149,000**

\*\*\*Investment Opportunity\*\* Semi Detached Bungalow\*\*Three Bedrooms\*\* Double Fronted\*\* Detached Garage\*\* Front and Rear Gardens\*\*  
No Upper Chain\*\*\*

Trading Places welcome to the market for sale this three bedroom semi detached bungalow located in a popular area of North Shields on Lynn Road. The property would benefit from some cosmetic improvements which is reflected in the selling price. The property is conveniently situated close to local shopping facilities, amenities and is on the local bus service for commuting into Newcastle and other coastal towns. Benefiting from double glazing, gas central heating and briefly comprising of:- Entrance hallway, spacious lounge/bedroom to the front, lounge, fitted kitchen, two further bedrooms and a bathroom/wc. Externally there are front and rear gardens and there is a detached single garage to the rear with a shared driveway. The property is offered for sale with no upper chain details and viewings are by appointment. Please call our branch on 0191-2511189 to arrange an appointment. EPC Rating to follow.



# 27 Lynn Road, North Shields, NE29

## Entrance hallway

Double glazed panelled door, glass door, radiator and doors off:-



## Lounge/Bedroom 15' 9 x 11' 8 (4.57m 0.23m x 3.35m 0.20m)

Double glazed bay window to the front, brick fireplace, wall lights to alcoves, television point, radiator.

## Bedroom two 11' 10 x 9'2 (3.35m 0.25m x 2.79m)

Double glazed window to the rear, fitted wardrobes and radiator.



## Bedroom three 10'11x 7'10 (3.33m x 2.39m)

Double glazed window to the front, fitted double robes, radiator.

## Lounge 14'11 x 12'4 (4.55m x 3.76m)

Double glaze window to the side and double glazed window to the rear, fitted fireplace with marble back and hearth and living flame gas fire, radiator, built in cupboard housing the central heating boiler, television point, telephone point and glass door to:-



## Kitchen 12' 1 x 10' 3 (3.66m 0.03m x 3.05m 0.08m)

Fitted wall and base units with work surfaces, stainless steel sink unit, gas cooker point, plumbed for washing machine, double glazed windows to the rear and side and double glazed door to the rear giving access to the rear garden, tiled flooring.

## Bathroom WC

White piece suite comprising of:- panelled bath, pedestal wash hand basin, low level WC, corner shower cubicle with plumbed shower, double glazed frosted window to the side and radiator.



## External

Rear Garden- Fenced to sides and rear with gate to side giving access to drive, laid to lawn with planting and shrubs.

Front Garden- Planted shrubs.

## Garage

Shared driveway leading to detached single garage with up and over garage door.

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.