







3



2



1

- Three Generous Bedrooms
- Recently Renovated
- Utility Room
- Superb Transport Links
- Semi Detached House
- Open Plan Kitchen / Diner
- South Facing Rear Garden
- Many Local Amenities







**\*\* Video Tour on our YouTube Channel |**  
<https://youtu.be/vhm8pJfYjmU> **\*\***

This delightful three bedroom terraced home is located on the popular Shields Road in Walkerville, positioned in a convenient location with easy access to excellent Metro and bus links, local shops and schools.

Internally the property has been newly renovated by the current owners and briefly comprises - a bright and airy entrance hall, lounge with bay window and feature fireplace, open plan kitchen diner with French doors leading out to the Southerly facing rear garden, and a good sized utility/storage room. The first floor consists of three generous bedrooms and there is also a family bathroom WC. Externally, there are gardens to the front and rear with an off street parking space to the rear. The property boasts gas central heating, double glazing and has ample storage.

We anticipate an extremely high level of viewings on this splendid property. For more information and to book your viewings, please call our sales team on 0191 270 1122.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

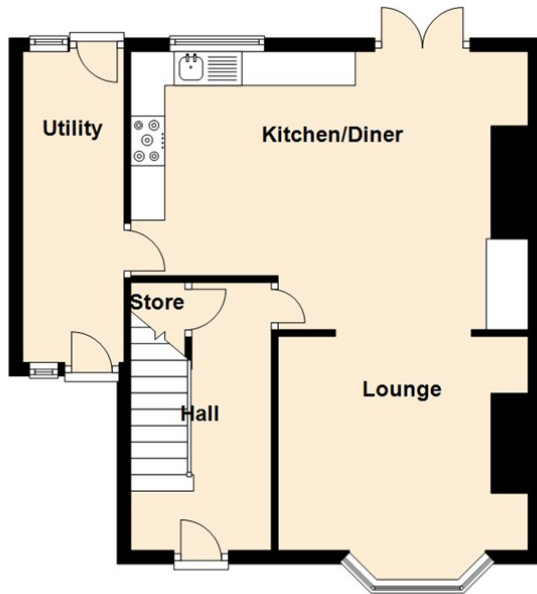
#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

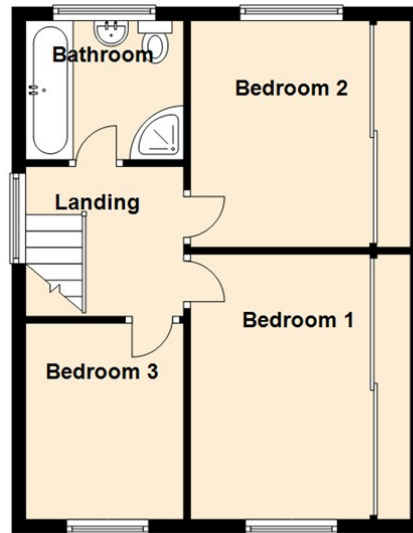
Council Tax band \*B\*.



Ground Floor



First Floor



Lounge 9'8" x 13'2" (2.97 x 4.03)

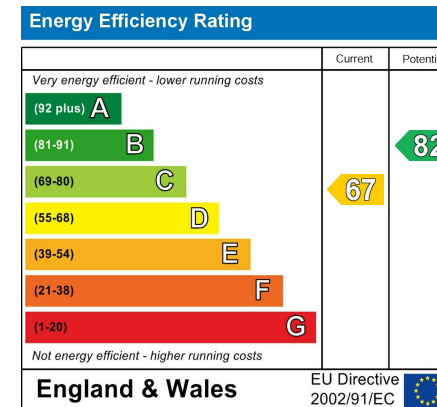
Kitchen 13'3" x 18'5" (4.06 x 5.62)

Utility Room 15'0" x 4'10" (4.58 x 1.49)

Bedroom One 10'11" x 10'7" (3.34 x 3.24)

Bedroom Two 12'9" x 10'7" (3.91 x 3.24)

Bedroom Three 9'5" x 7'7" (2.89 x 2.33)



## The difference between house and home

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