

Approximate total area[1]

755.41 ft²

70.18 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

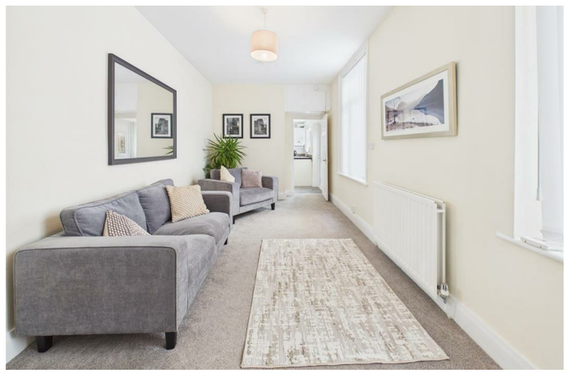
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Brannen&Partners

www.brannen-partners.co.uk

Alma Place, North Shields







Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £180,000

Description

WELL PROPORTIONED TWO BEDROOM GROUND FLOOR FLAT LOCATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this well presented two bedroom ground floor flat which is conveniently located close to amenities in North Shields. Benefitting from good sized accommodation, some period features, high ceilings and a pleasant shared yard.

Briefly comprising: Communal entrance to a private hallway leading to all rooms. The living room is situated to the rear and overlooks the yard, a door offers access to the kitchen which has fitted wall and base units including an electric hob and oven. The bathroom comprises a bath with shower attachment, hand basin and W.C. There are two double bedrooms, one of which is particularly generous in size, features include a large bay window overlooking the front, decorative coving, picture rail, ceiling rose and fireplace housing a gas fire.

Externally to the rear is a well maintained shared yard providing a pleasant seating area.

North Shields offers a wide range of amenities. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre. The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. Tynemouth Golf Club is nearby as is the newly regenerated Northumberland Park ideal for pleasant walks.

Secure Communal Entrance

Private Hallway

Living Room
16'4" x 9'1"

Kitchen
9'2" x 8'6"

Bathroom
8'5" x 5'11"

Bedroom One
15'2" x 14'9"

Bedroom Two
15'4" x 10'11"

Externally
To the rear is a well maintained shared yard offering a pleasant seating area.

Tenure
Leasehold









