



Belford Terrace, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

Offers Over £170,000

Description

**** BEST AND FINAL OFFERS TUESDAY 7TH APRIL 12PM **** STYLISHLY PRESENTED AND WELL PROPORTIONED TWO BEDROOM GROUND FLOOR FLAT, IDEALLY SITUATED WITHIN THE SOUGHT AFTER AREA OF NORTH SHIELDS - AVAILABLE WITH NO UPPER CHAIN

Brannen and Partners are delighted to welcome to the market this well proportioned two bedroom ground floor flat, ideally positioned within a sought after area in North Shields. Presenting stylish interiors throughout, the property boasts two double bedrooms, ample living space, well equipped contemporary kitchen and modern bathroom, complete with a private rear yard.

Briefly comprising: L shaped entrance hallway providing access to all rooms of the home, whilst housing an integral under stair storage cupboard.

Positioned to the rear of the property, the living space benefits from stylish Herringbone flooring and neutral decor. This generous space gives plenty of options for a multitude of room layouts. Furnished with an integral storage cupboard to the left alcove and tall picture window, there is access through to the kitchen.

Offering a contemporary farmhouse design, the well equipped kitchen benefits from cream shaker style cabinetry framed with wood effect worktops. Integral appliances include hob, oven and extractor, with additional designated space for further appliances, plus access to the rear yard and bathroom.

The considerable bathroom is furnished with a bath with shower overhead, pedestal wash basin, heated towel rail and WC.

Externally to the rear, there is a private south facing yard equipped with electrical power points and gate access to the rear lane.

The property is located in North Shields close to the thriving Fish Quay and to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus and Metro links. 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 a short walk away with the beautiful natural surroundings of Northumberland Park which is ideal for pleasant walks.

Entrance Hallway

3'3" x 14'5"

Living Room

11'0" x 13'11"

Kitchen

6'1" x 10'5"

Bedroom One

14'0" x 13'6"

Bedroom Two

8'1" x 10'3"

Bathroom

9'6" x 5'10"

Rear Yard

Tenure

Leasehold - Share of Freehold - 965 years remaining

