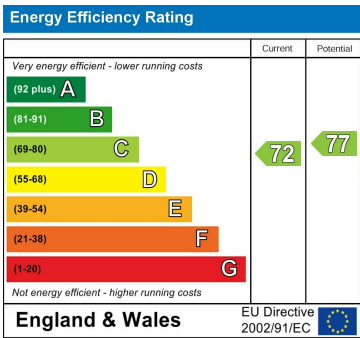




Laet Street, North Shields



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.

Offers Over £100,000

Description

BEAUTIFULLY DECORATED TWO BEDROOM GROUND FLOOR FLAT WITH PRIVATE YARD SITUATED IN NORTH SHIELDS

Brannen & Partners are pleased to bring to the market this attractive ground floor flat, conveniently located close to the town centre and a short walk to the Fish Quay. Presented to a high standard throughout, this stylish two bedroomed property features a modern fitted kitchen, log burner and a private rear yard providing pleasant outdoor space and added convenience.

Briefly comprising: A welcoming entrance porch opens into the central hallway, providing access to all rooms and benefiting from a useful built-in storage cupboard.

The principal bedroom is a well-proportioned double room positioned to the front of the property, featuring a large window that allows for plenty of natural light, together with attractive decorative coving and a ceiling rose.

Bedroom two overlooks the rear yard and offers versatile accommodation, ideal as a guest room, home office or additional bedroom.

The spacious living room enjoys a pleasant outlook over the rear yard through a large window and is enhanced by a charming log-burning stove, decorative ceiling rose, coving and exposed beam, creating a warm and inviting atmosphere.

The kitchen is fitted with a range of wall and base units and incorporates an integrated gas hob and oven. There is plumbing for a washing machine, space for an under-counter fridge and freezer, and a large window overlooking the rear yard which floods the room with natural light. An inner hallway provides access to the rear yard and leads through to the bathroom.

The bathroom is fitted with a bath with overhead shower, wash hand basin and WC, together with a large window providing natural light and ventilation.

Externally, the property benefits from a private enclosed rear yard, with decked area, offering a low-maintenance outdoor space. There is a gate for access to the back lane.

North Shields is a popular residential area and has great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and shops, a pleasant walk will take you to the regenerated Fish Quay and a short drive to Tynemouth Village both offering a great selection of restaurants and cafes.

Entrance
4'9" x 3'2"

Hallway
12'10" x 3'0"

Master Bedroom
14'0" x 13'1"

Bedroom
14'0" x 13'1"

Living Room
13'9" x 12'10"

Kitchen
8'7" x 6'10"

Inner Hallway
2'9" x 2'10"

Bathroom
7'2" x 6'0"

Private Rear Yard

Tenure
Leasehold
Date : 28 October 2011
Term : 999 years from 28 October 2011

