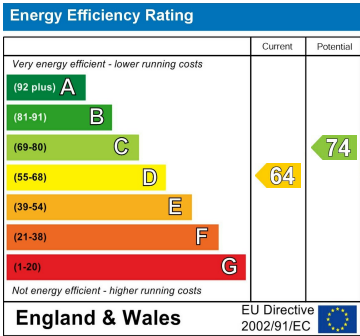
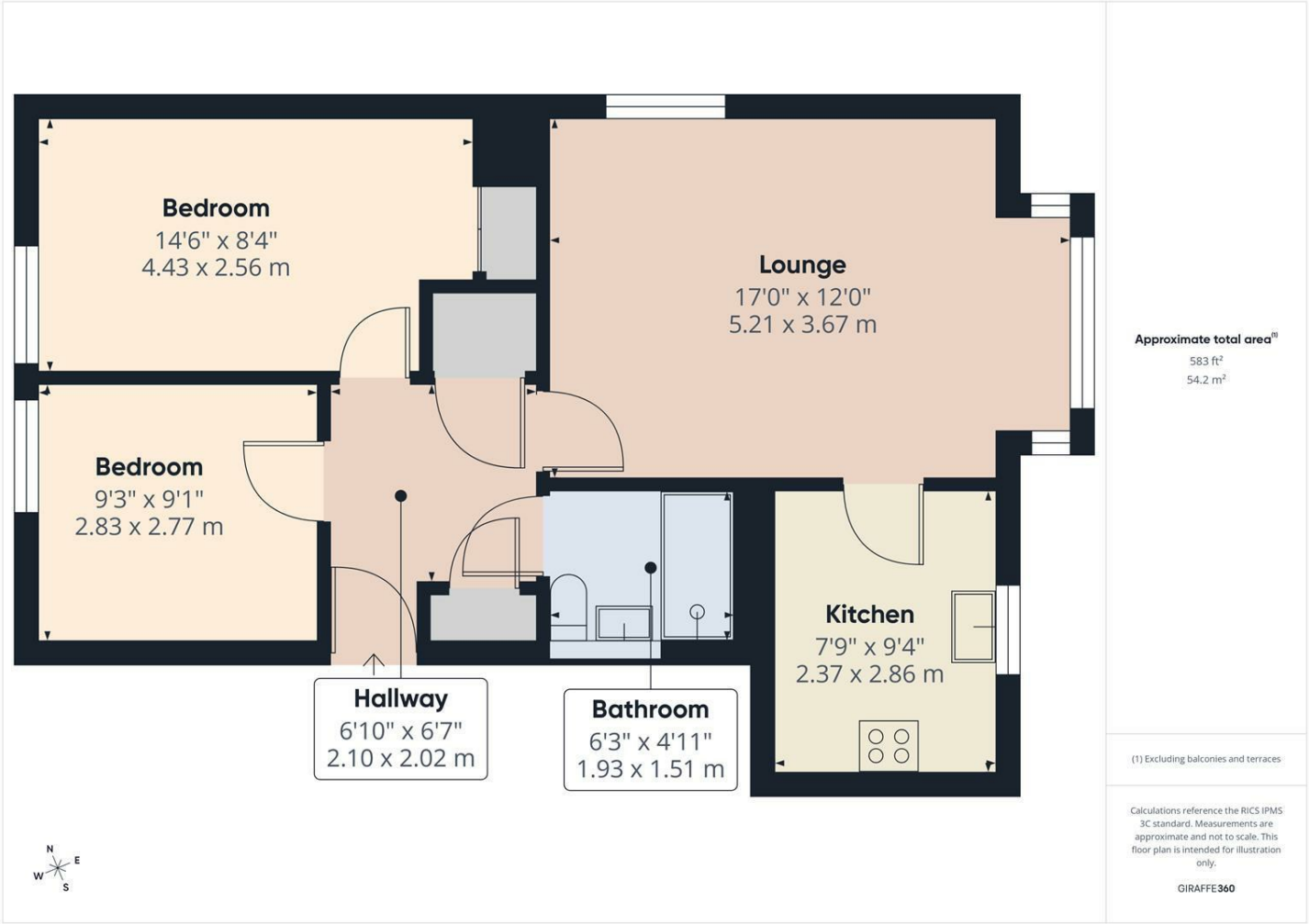




Walton Park, North Shields



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 £150,000

Description

BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR FLAT SITUATED WITHIN THIS SOUGHT AFTER AREA OF PRESTON VILLAGE -OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this bright and generously proportioned two-bedroom ground floor apartment, ideally positioned within the well-maintained and highly desirable over 55's development of Walton Park in Preston Village. The property benefits from allocated parking and attractive communal gardens.

Briefly comprising: A secure communal entrance leads to a welcoming and spacious private hallway, complete with two useful storage cupboards and doors providing access to all principal rooms, offering both practicality and a well-designed flow.

The well-presented lounge is a standout feature of the home, flooded with natural light from four windows positioned to the side and rear. This spacious reception room offers ample space for both living and dining areas, creating a superb environment for relaxing or entertaining. A feature fireplace with an electric fire adds warmth and character, while a telephone intercom system provides added security and convenience.

The property boasts two bright and airy double bedrooms, both enjoying pleasant outlooks to the front of the property. The impressive principal bedroom benefits from fitted wardrobes and a fitted vanity table, offering excellent storage and a dedicated dressing space. The second bedroom is also a generous double, ideal for guests, family members or home working.

A door from the lounge leads through to a well-equipped kitchen, fitted with a range of base and wall units. Integrated appliances include an electric oven, hob with overhead extractor, and there is space for a fridge freezer, along with plumbing for a washing machine and dishwasher. A rear-facing window ensures the kitchen remains light and welcoming.

The bathroom is well appointed and comprises a WC, hand wash basin, shower cubicle with electric shower, and a heated towel rail.

Externally to the front of the property there is an allocated car parking space. Residents also benefit from well-maintained communal gardens, providing pleasant outdoor space to enjoy.

The property is ideally located with a good choice of local shops and amenities, as well as good road and local transport links. Also conveniently situated a short car ride to Tynemouth Village which is a highly desirable area located at the mouth of the River Tyne and has a good choice of restaurants and shops.

Entrance Hallway
6'10" x 6'7"

Lounge
17'1" x 12'0"

Kitchen
9'4" x 7'9"

Bedroom
14'6" x 8'4"

Bedroom
9'3" x 9'1"

Bathroom
6'3" x 4'11"

Allocated Parking Space

Tenure
Leasehold

99 years from 20.6.2011
84 years remaining

