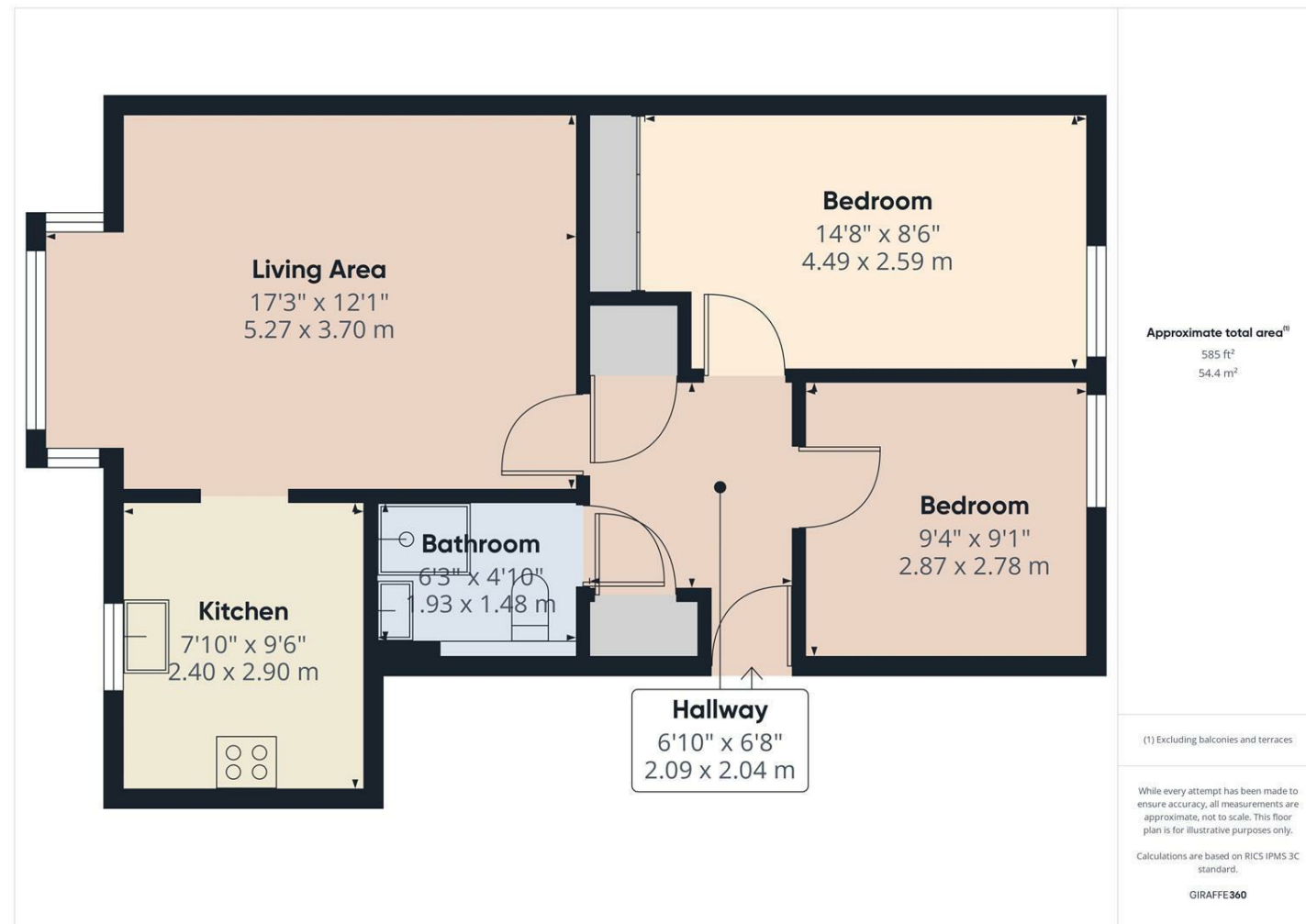




Walton Park, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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 £148,500

Description

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

Brannen and Partners are delighted to offer to the sales market this immaculate two bedroom ground floor flat for the over 55's, situated within the highly desirable development of Walton Park in Preston Village. The property underwent a full refurbishment in 2022 and viewing is highly recommended to appreciate such a wonderful property. Benefitting from bright and spacious accommodation, well kept communal gardens and allocated off street parking.

Briefly comprising: Secure communal entrance to private hallway with two storage cupboards. The bright and airy living room has a feature fireplace with an electric fire and a box bay window overlooking the front of the property. The modern kitchen has fitted wall and base units which include integral appliances such as an electric hob, extractor fan, electric oven, microwave, fridge/freezer and a washer/dryer. There are two bedrooms one of which includes quality fitted wardrobes. The recently refurbished bathroom consists of a shower cubicle, hand basin, W.C. and heated towel rail.

Externally there are well kept communal gardens and a designated parking space.

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

Living Area
17'3" x 12'1"

Kitchen
7'10" x 9'6"

Bedroom
14'8" x 8'5"

Bedroom
9'4" x 9'1"

Bathroom
6'3" x 4'10"

Externally
Shared gardens and allocated parking

Tenure
Leasehold

