



Princes Street, 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	76



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 £169,950

Description

WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT SITUATED IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We welcome to the market this well proportioned two bedroom ground floor flat situated within this popular residential area in North Shields. Benefitting good sized accommodation, two double bedrooms and a private yard.

Briefly comprising: Private entrance hallway leading to all rooms. Positioned towards the rear of the property is a good sized living room overlooking the private yard. The kitchen has fitted units and integrated appliances include a double oven, electric hob with plumbing for a washing machine and space for a fridge/freezer.

There are two double bedrooms, one of which is particularly generous in size and overlooks the front of the property. To complete this property is the bathroom which comprises a bath with shower over, hand basin and W.C.

Externally to the rear is a private yard.

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 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 few minutes walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

Private Entrance Hallway

Living Room

14'11" x 12'1"

Kitchen

14'6" x 6'5"

Bathroom

8'9" x 6'0"

Bedroom One

14'8" x 12'11"

Bedroom Two

14'10" x 7'8"

Externally

To the rear is a private yard.

Tenure

Leasehold

