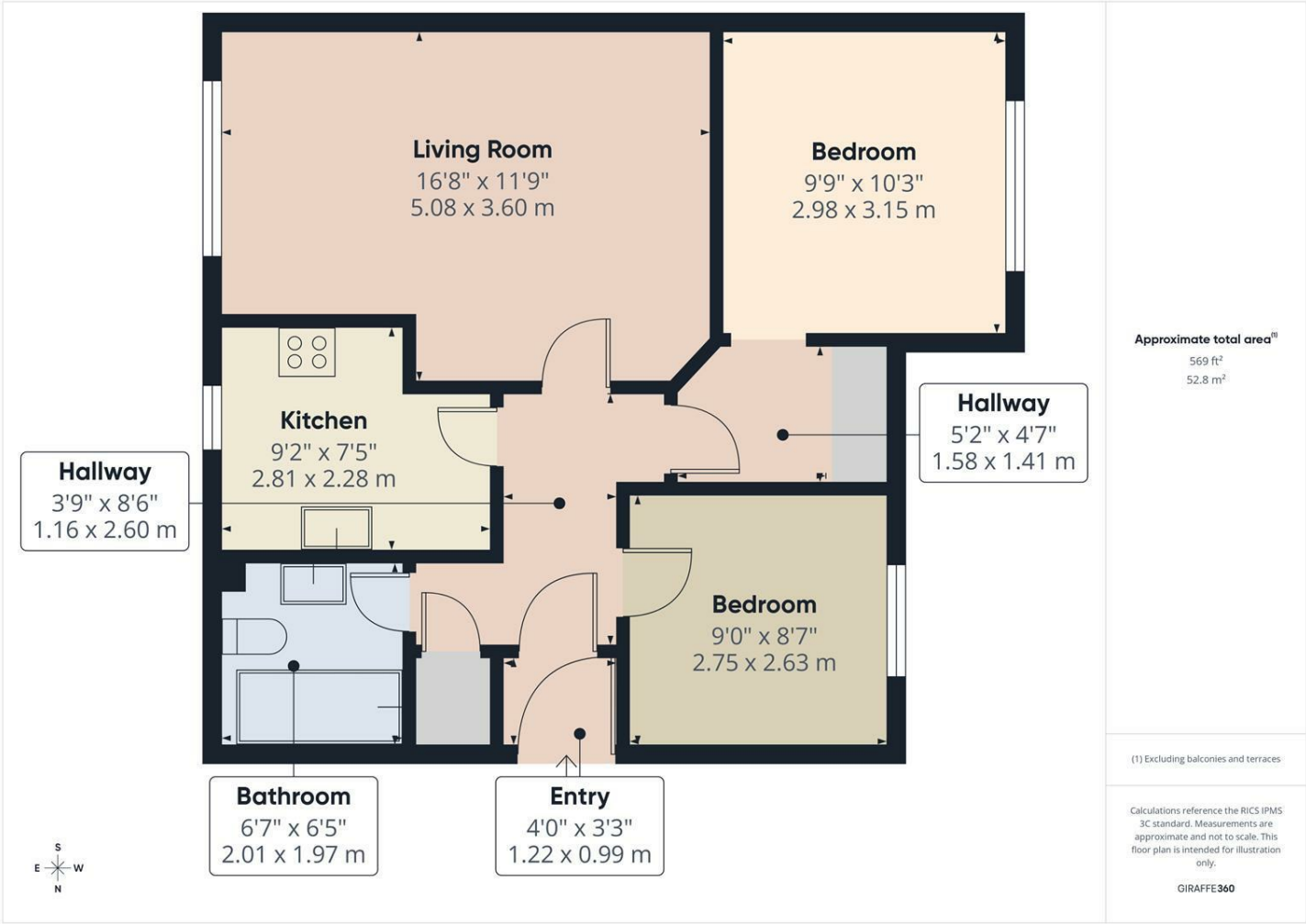




Haswell Gardens, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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 £154,000

Description

WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT SITUATED WITHIN THIS POPULAR DEVELOPMENT IN NORTH SHIELDS CLOSE TO LOCAL SHOPS AND AMENITIES

Brannen & Partners are delighted to welcome to the market this well presented two bedroom first floor apartment situated within Haswell Gardens in North Shields. Boasting stylish interiors, good sized accommodation and a designated parking bay.

Briefly comprising: Secure communal entrance where stairs lead to the first floor entering the apartments private vestibule to the hallway giving access to all rooms.

The living room offers a comfortable space overlooking the front of the property, naturally lit due to the large picture window. Positioned to the centre of the home, the practical kitchen is equipped with an integral extractor hood, hob and oven, in addition to designated space for further appliances.

Both bedrooms are doubles, whilst the primary bedroom incorporates a designated wardrobe area.

Completing the property, the well sized bathroom is furnished with a WC, bath with shower overhead, pedestal wash basin and heated towel rail.

Externally there are well maintained communal gardens and a designated parking bay to the rear.

Positioned within a modern block in a sought after residential development in North Shields. Benefitting from great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and local shops, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

Secure Communal Entrance

Hallway
7'9" x 11'9"

Living Room
16'7" x 11'9"

Kitchen
9'2" x 7'5"

Bedroom One
9'9" x 10'4"

Bedroom Two
9'0" x 8'7"

Bathroom
6'7" x 6'5"

Externally
There are well maintained communal gardens and a designated parking bay to the rear.

Tenure
Leasehold

