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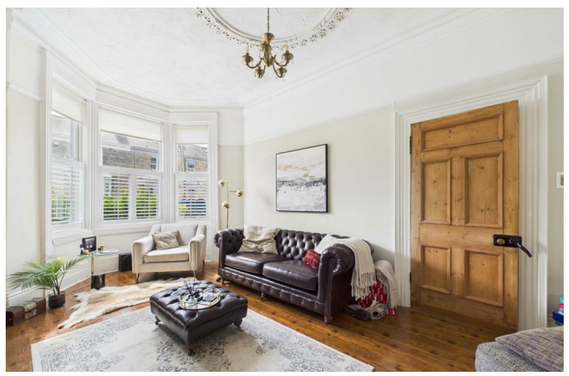
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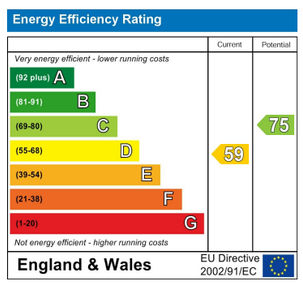
Park Crescent, North Shields











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 £199,950

Description

ELEGANT TWO BEDROOM GROUND FLOOR FLAT IN HIGHLY DESIRABLE LOCATION, JUST A STONES THROW FROM THE TYNEMOUTH AND NORTH SHIELDS BORDER

Brannen & Partners are delighted to present this beautifully appointed two-bedroom ground floor flat, ideally situated on the highly desirable Park Crescent in North Shields. Perfectly positioned within walking distance of Northumberland Park and Tynemouth Golf Club, this exceptional home combines timeless period charm with generous living spaces!

Boasting an abundance of original character, the property features impressive high ceilings, elegant period detailing and well-proportioned rooms throughout, creating a wonderful sense of space and light. Externally, the home benefits from a rear yard and an attractive front town garden, offering appealing outdoor areas to enjoy.

Briefly comprising: An entrance porch opens into a spacious and welcoming reception hallway, providing access to all principal rooms. A useful understairs storage cupboard discreetly houses the washing machine and fridge, maximising practicality.

To the front of the property is an impressive bay-fronted reception room, currently utilised as a comfortable lounge but equally well suited as a substantial principal bedroom. Flooded with natural light and enjoying pleasant views across the private town garden, this elegant room showcases a wealth of character, including a decorative fireplace, attractive alcoves, ornate coving and a beautiful ceiling rose.

The second bedroom is another generously proportioned double, overlooking the rear courtyard and offering a peaceful retreat.

At the heart of the home is a well-presented living and dining room, featuring a side facing window and a useful built-in storage cupboard, creating an ideal space for both everyday living and entertaining. The adjoining kitchen is fitted with a range of wall and base units incorporating a gas hob, oven and extractor hood, together with space for an under-counter fridge. A large window to the rear provides ample natural light.

An inner hallway leads to the stylish bathroom and also provides direct access to the rear courtyard. The contemporary bathroom is fitted with a WC, wash hand basin and bath with overhead shower, complemented by a heated towel rail and a rear-facing window allowing for natural ventilation and light.

Externally, the property continues to impress with an enclosed rear courtyard, perfect for outdoor dining or relaxing, while the attractive front town garden offers an additional outdoor space to enjoy throughout the warmer months.

Ideally situated on the highly sought-after Park Crescent, this property is within easy walking distance of Tynemouth Village and the beautiful coastline. A superb selection of independent shops, cafés, bars and restaurants can be found in both Tynemouth and North Shields, including the vibrant Fish Quay with its acclaimed dining scene.

Excellent local amenities, well-regarded schools and convenient transport links are all close at hand, with North Shields and Tynemouth Metro stations providing easy access to Newcastle City centre and the surrounding areas. The award-winning Longsands Beach, Tynemouth Priory, Castle and Tynemouth Golf Club are all just a short stroll away, making this an exceptional location for those seeking a lifestyle that combines coastal living with everyday convenience.

Entrance
5'10" x 3'1"

Hallway
24'3" x 3'1"

Bedroom
18'2" x 12'3"

Bedroom
14'9" x 12'3"

Living Room
13'10" x 10'0"

Kitchen
10'0" x 9'8"

Inner Hallway
3'4" x 2'10"

Bathroom
7'6" x 6'1"

Rear Yard

Town Front Garden

Tenure
Leasehold
Date : 30 September 2019
Term : 999 years from 1 October 1987







