



Dukesfield, Shiremoor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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 £125,000

Description

WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT SITUATED WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT IN EARSDON VIEW SHIREMOOR - OFFERED WITH NO UPPER CHAIN

We welcome to the market this well presented two bedroom, two bathroom first floor apartment situated in Earsdon View-Shiremoor. Benefitting from modern interiors, bright and airy open plan living, secure entry intercom system and a designated parking bay.

Briefly comprising: Secure communal entrance with stairs to the first floor. The private hallway gives access to all rooms as well as having a built in storage cupboard. The bright and inviting living room boasts two sets of French doors opening to Juliette balconies, offering a dual aspect. An opening leads to a modern kitchen, integrated appliances include a gas hob, electric oven, extractor fan, dishwasher, fridge and washing machine.

Both bedrooms are doubles in size, one of which benefits from an en-suite shower room. The main bathroom comprises a bath, hand basin, W.C. and heated towel rail.

Externally to the rear is a designated parking bay.

Dukesfield is a popular residential development, the area offers ease of access to a variety of local amenities such as the Silverlink Retail Park and Northumberland Park. There are excellent local transport links as well as road links to Newcastle City centre and other coastal towns.

Secure Communal Enrance

Private Hallway

Living Room
13'4" x 13'3"

Kitchen
7'11" x 6'11"

Bedroom One
17'3" x 9'4"

En-suite
6'5" x 5'6"

Bedroom Two
11'1" x 8'2"

Bathroom
6'7" x 5'7"

Externally
Externally to the rear is a designated parking bay.

Tenure
Leasehold - 110 years

