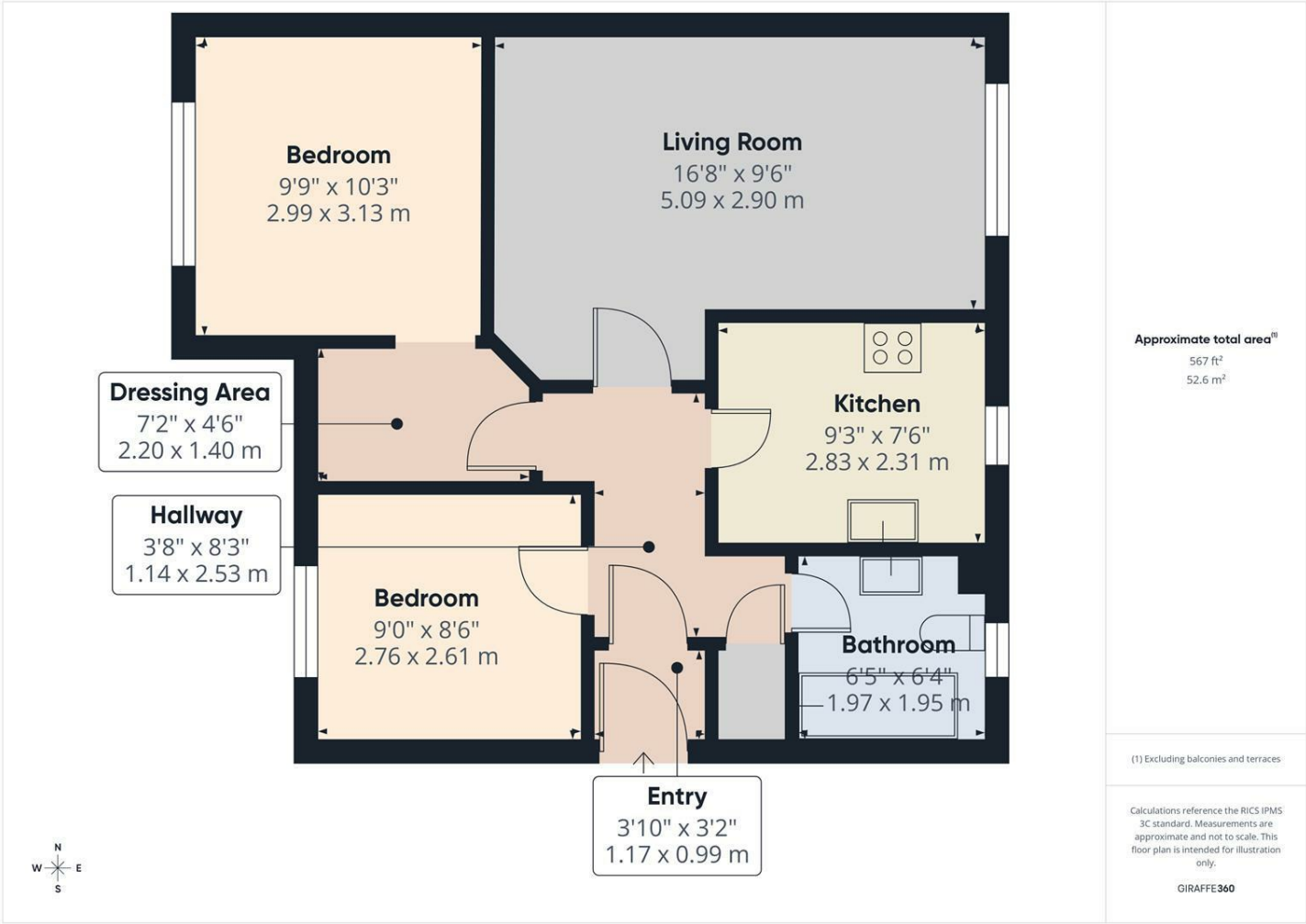




Haswell Gardens, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	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.

£150,000

Description

BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR FLAT SITUATED WITHIN A SOUGHT AFTER AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this attractive two bedroom first floor flat situated within a modern block in North Shields. Benefitting from modern interiors, well presented throughout, communal gardens and designated parking space.

Briefly comprising: Secure communal entrance with stairs to the first floor. A private vestibule leads to the hallway giving access to all rooms. The bright and airy living room is a good size with plenty of space for a dining table. The modern kitchen is well equipped with fitted wall and base units, integrated appliances include an electric hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine.

There are two bedrooms, one of which boasts a handy dressing area providing additional storage. Finally to complete this home is the bathroom, comprising a bath with shower over, hand basin, W.C. and heated towel rail.

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

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

Private Vestibule

Hallway

Living Room
16'8" x 9'6"

Kitchen
9'3" x 7'6"

Bedroom One
10'3" x 9'9"

Bedroom Two
9'0" x 8'6"

Bathroom
6'5" x 6'4"

Externally

There are well maintained communal gardens and a designated parking bay.

Tenure

Leasehold

