



Bamborough Terrace, 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	68	74
(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 £175,000

Description

** BEST AND FINAL MONDAY 16TH MARCH AT 11AM**

WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT SITUATED IN NORTH SHIELDS CLOSE TO LOCAL SHOPS AND AMENITIES

Brannen and Partners are delighted to bring to the sales market this attractive two bedroom ground floor flat situated within this popular area in North Shields. Benefitting from good sized accommodation, newly fitted shower room and a private yard.

Briefly comprising: Private entrance vestibule to the hallway which leads to all rooms and benefits from a built in storage cupboard.

The living room offers a comfortable space, featuring high ceilings and built in alcove storage. An opening leads to the modern kitchen which has fitted wall and base units, integrated appliances include a gas hob, electric oven, extractor fan, space for a fridge and plumbing for a washing machine.

The newly fitted shower room is tastefully designed, comprising a walk in shower, hand basin, W.C. and heated towel rail.

There are two bedrooms, one of which is particularly generous in size with a large bay window overlooking the front of the property.

Externally to the rear is a private yard.

The property is located in North Shields close to the thriving Fish Quay and 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 short walk away with the beautiful natural surroundings of Northumberland Park which is ideal for pleasant walks.

Entrance Vestibule

Hallway

Living Room
15'7" x 12'10"

Kitchen
9'1" x 7'6"

Bedroom One
13'11" x 13'11"

Bedroom Two
11'6" x 7'11"

Shower Room
7'2" x 5'4"

Externally

To the rear is a private yard.

Tenure

Leasehold

