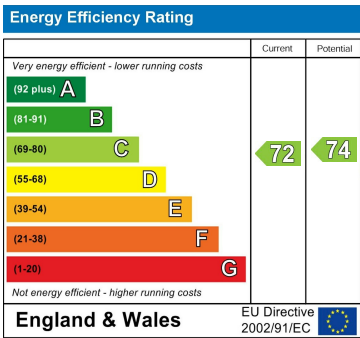




Cleveland Avenue, North Shields



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 £160,000

Description

WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT WITH PRIVATE YARD SITUATED WITHIN THIS POPULAR LOCATION IN NORTH SHIELDS

Brannen & Partners welcome to the market this well presented two bedroom ground floor flat situated close to amenities in North Shields. Offering good sized accommodation with high ceilings, modern kitchen, bathroom and private yard. Appealing to a range of buyers including downsizers, first time buyers and buy to let investors.

Briefly comprising: Private entrance to the hallway accessing all rooms and benefitting from a built in storage cupboard. Overlooking the rear yard is the living room which is generous in size with high ceilings and offers access to the modern kitchen. There are a good range of fitted wall and base units including an integrated gas hob, electric oven, extractor fan and plumbing for a washing machine. The stylish bathroom comprises a bath with rainfall shower over, W.C. heated towel rail and a fitted vanity unit housing a hand basin.

There are two bedrooms, one in particular is very generous in size featuring high ceilings, decorative coving, ceiling rose and a large bay window to the front.

Externally to the rear is a private yard offering a pleasant seating area and to the front is a low maintenance town garden.

North Shields offers a wide range of amenities, it is close to major road links providing ease of access to other local towns, the coast and Newcastle City Centre as well as good bus links. North Shields Fish Quay is only a short distance away and has an extensive range of cafés and restaurants. Tynemouth Village is also within walking distance and offer an elite range of cafe's and restaurants as well as the award winning Long Sands Beach.

Private Entrance Hallway

Living Room
14'10" x 10'5"

Kitchen
10'9" x 5'10"

Bathroom
6'5" x 6'2"

Bedroom One
15'0" x 12'8"

Bedroom Two
11'3" x 7'0"

Externally
To the rear is a private yard offering a pleasant seating area and to the front is a low maintenance town garden.

Tenure
Leasehold

