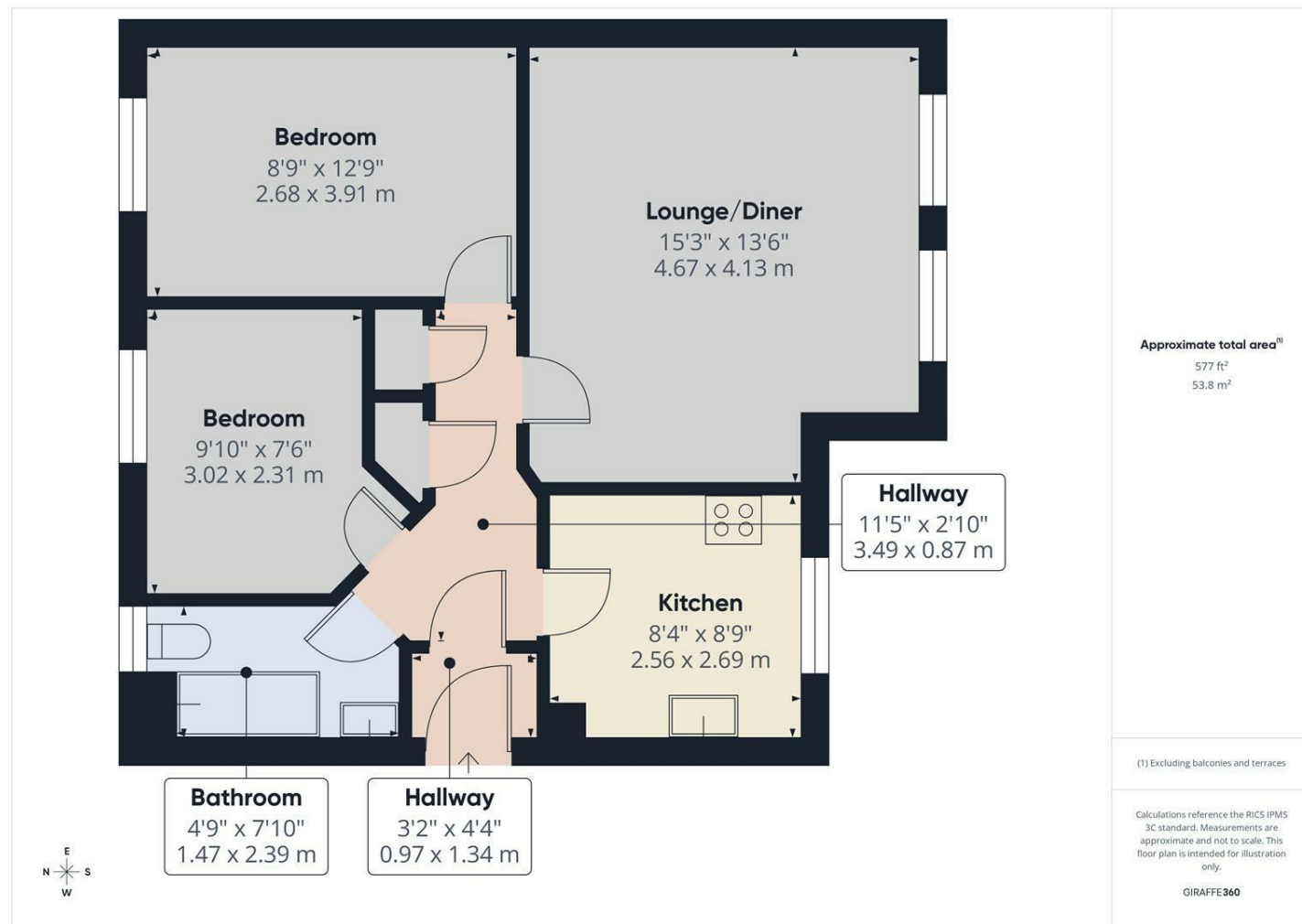




# Haswell Gardens, North Shields



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.

Offers Over £155,000

## Description

WELL PROPORTIONED TWO BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS POPULAR DEVELOPMENT IN NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well proportioned two bedroom first floor flat situated within this modern block in North Shields. Benefitting from good sized accommodation, bright and airy lounge/diner, designated parking bay and conveniently situated close to local shops and amenities.

Briefly comprising: Secure communal entrance with stairs leading to the first floor. The private entrance vestibule leads to the hallway which gives access to all rooms and benefits from two built in storage cupboards. The open plan lounge/diner offers a bright and airy space with two windows allowing plenty of light to fill the room. The kitchen has fitted wall and base units, integrated appliances include a gas hob, electric oven with space for a fridge/freezer and plumbing for a washing machine.

There are two good sized double bedrooms and the bathroom comprises a bath with shower over, hand basin and W.C.

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 Entrance Vestibule

### Hallway

### Lounge/Diner

15'3" x 13'6"

### Kitchen

8'9" x 8'4"

### Bedroom One

12'9" x 8'9"

### Bedroom Two

9'10" x 7'6"

### Bathroom

7'10" x 4'9"

### Externally

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

### Tenure

Leasehold

