Brannen&Partners

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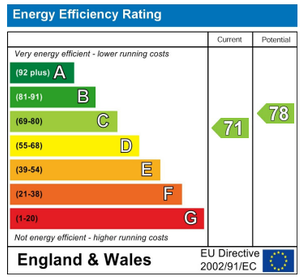
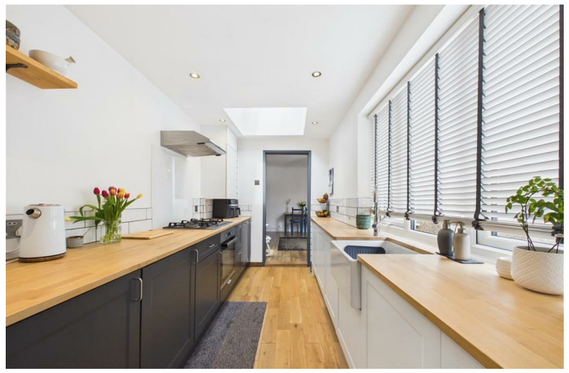
Brookland Terrace, North Shields





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 £110,000

Description

*** Best and Final Offers - 4/6/26 at 12pm***

BEAUTIFULLY PRESENTED THREE BEDROOM FIRST FLOOR FLAT IN NEW YORK, NORTH SHIELDS -OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to present to the market this beautifully appointed three-bedroom first floor flat, ideally positioned within the residential area of New York, North Shields. Finished to an impressive standard throughout, this stylish home boasts a contemporary kitchen and elegant modern bathroom, creating a superb blend of comfort and sophistication. The property further benefits from well-maintained outside space to both the front and rear, offering excellent practicality and enjoyment.

Briefly comprising; Practical entrance hallway leads to the first floor landing, providing access to all principal rooms.

To the front of the property are two bedrooms, both benefitting from large windows allowing for plenty of natural light. The principal bedroom is a generous double featuring built in storage and an attractive fireplace. The third bedroom overlooks the rear yard, this would make an ideal nursery, home office or dressing room. Situated to the rear is a further well-proportioned double bedroom overlooking the shared yard.

The spacious living area offers ample room for both living and dining furniture and benefits from an attractive fireplace, alcove storage and a window overlooking the rear yard, creating a bright and welcoming space.

Access is provided to the stylish modern kitchen, fitted with a range of contemporary wall and base units together with a Belfast sink, integrated gas hob, oven, dishwasher and fridge freezer. A large rear-facing window and Velux window allow for an abundance of natural light. In addition, there is a useful utility area offering plumbing for a washing machine and additional storage. A stairway provides access down to the shared rear yard.

Positioned to the rear of the home, the family bathroom comprises a roll top bath with overhead rainfall shower, low level WC and hand wash basin.

Externally, to the rear is a shared yard with double gates providing off-street parking and access to the rear lane. To the front, there is a shared low-maintenance town garden.

North Shields is a sought after residential area and has 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 short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants, cafes and beautiful beaches.

Entrance

Landing

Living Room
14'2" x 11'0"

Kitchen
14'0" x 6'7"

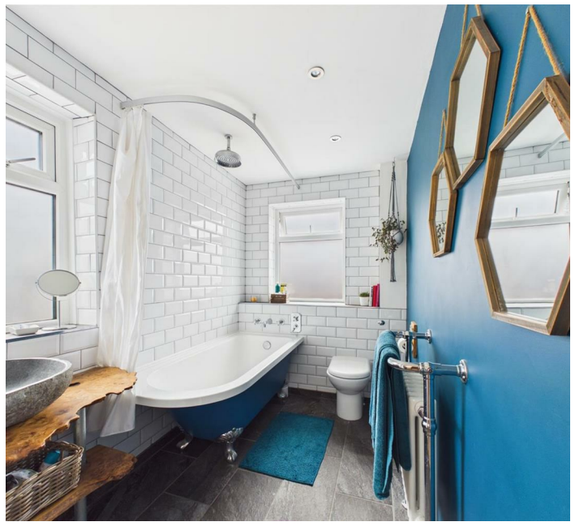
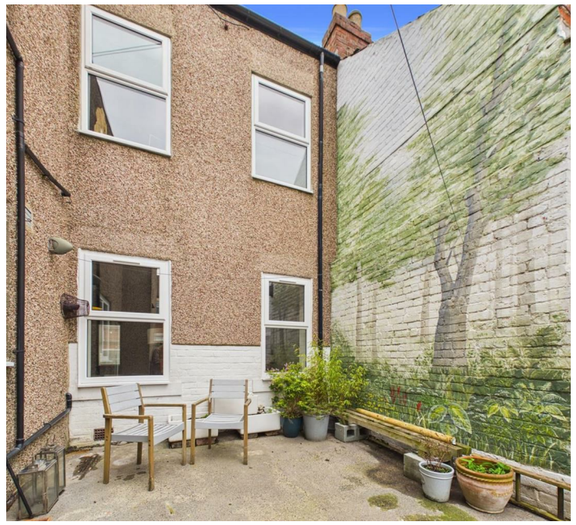
Bedroom One
14'11" x 13'1"

Bedroom Two
9'7" x 7'0"

Bedroom Three
9'7" x 7'0"

Bathroom
8'6" x5'8"

Stairway

Shared Rear Yard

Tenure
Leasehold - Share of Freehold - 972 years remaining