



Park Crescent East, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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.

Price Guide £160,000

Description

WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT SITUATED WITHIN THIS SOUGHT AFTER AREA ON THE OUTSKIRTS OF TYNEMOUTH

Brannen and Partners welcome to the market this two bedroom Tyneside flat, conveniently located within walking distance of Tynemouth, placed aside Northumberland Park. Briefly comprising: two good size bedrooms, pleasant living space, fitted kitchen and bathroom with private rear yard. This property is priced accordingly to allow modernisation.

Briefly comprising: Private entrance vestibule into the hallway. To the front of the property is the principal bedroom. Currently being used as a living room, it is a generous size with polished wooden flooring, feature fireplace and UPVC double glazed bay window. The lounge to the rear of the property also has polished wooden flooring, with door leading into the kitchen.

The kitchen has a range of base units with worktops, integrated oven with gas hob above, in addition to space for a fridge freezer and plumbing for a washing machine. A door gives access to the private rear yard.

There is a well presented bathroom comprising bath with shower over, sink unit, WC, polished wooden flooring and heated towel rail. The second bedroom is generous in size, comfortably fitting a double bed.

Externally to the rear of the property is a private yard, parking is on street.

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 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 few minutes walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

Hallway

Living Room/Bedroom
14'7" x 11'11"

Living Room
13'10" x 12'9"

Kitchen
8'8" x 6'7"

Bedroom
10'4" x 9'8"

Bathroom
8'3" x 7'11"

Rear Yard

Tenure
Leasehold

