



## Brookland Terrace, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(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 £95,000

## Description

TWO BEDROOM GROUND FLOOR FLAT SITUATED IN NEW YORK NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this two bedroom ground floor flat situated within this popular residential area in North Shields. Benefiting from newly refurbished kitchen and bathroom and gardens to the front and rear.

Briefly comprising; an entrance hallway with a useful storage cupboard.

The spacious master bedroom features a large bay window overlooking the front garden, while the second bedroom is positioned to the rear.

The living room benefits from a generous window allowing for an abundance of natural light, and includes a freestanding electric fire with feature fireplace.

The newly refurbished kitchen is fitted with stylish base and wall units, complemented by an electric oven, hob, and overhead extractor. A door provides direct access to the rear garden.

Also newly refurbished, the modern bathroom is located to the rear and comprises a WC, hand wash basin, and a shower with overhead fitting, along with a heated towel rail.

Externally, the property boasts a private decked area to the rear—ideal for outdoor relaxation—and a garden to the front.

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 Hallway

15'0" x 3'3"

### Bedroom

13'5" x 11'8"

### Bedroom

8'6" x 6'2"

### Living Room

12'2" x 11'8"

### Kitchen

10'1" x 6'10"

### Bathroom

6'11" x 4'10"

### Tenture

