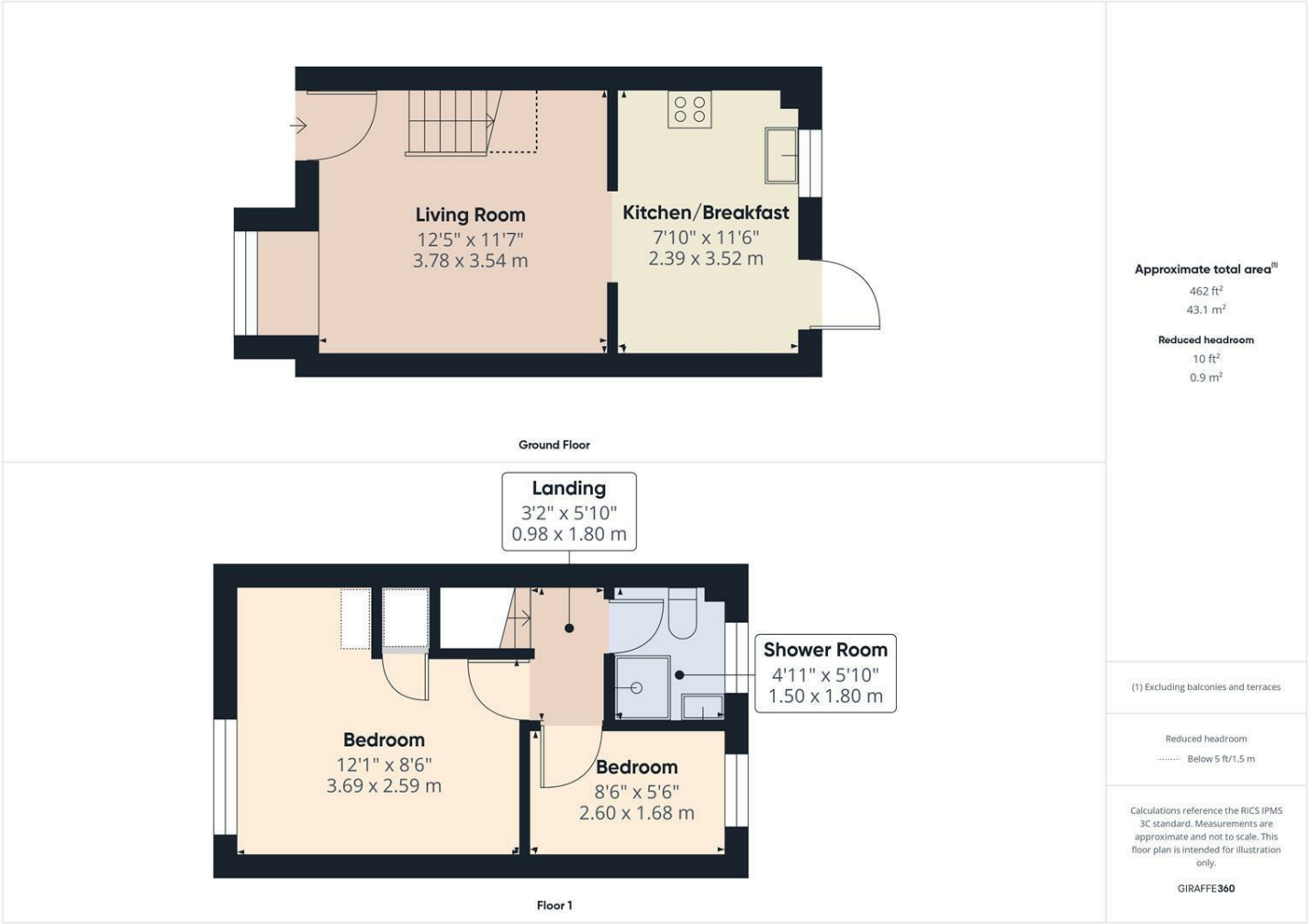




Northumbrian Way, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 £159,950

Description

WELL PRESENTED TWO BEDROOM MID LINK PROPERTY WITH OFF STREET PARKING SITUATED WITHIN THIS POPULAR LOCATION IN NORTH SHIELDS

We welcome to the market this well presented two bedroom property which is conveniently located close to amenities in North Shields. Benefitting from open plan living, modern shower room, private low maintenance garden and allocated parking bay.

Briefly comprising: Entrance directly to the living room which is open plan through to the kitchen and stairs lead to the first floor. The kitchen/breakfast room is well equipped with fitted wall and base units as well as a peninsular offering seating. Integrated appliances include an induction hob, electric oven, extractor fan, space for a fridge/freezer and plumbing for a washing machine. A door gives access out to the rear garden.

To the first floor are two bedrooms and shower room. The main bedroom is a double in size benefitting from fitted sliding wardrobes and the modern shower room comprises a step in shower, W.C. hand basin housed within a fitted vanity unit and a heated towel rail.

Externally to the rear is a private enclosed low maintenance resin patio garden and to the front is a designated parking bay.

North Shields offers a wide range of amenities. It is close to major road and rail links providing ease of access to other local towns, the coast and Newcastle City centre. The property is a short drive to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands Beach. The vibrant Fish Quay and the newly regenerated Northumberland Park are also close by.

Entrance

Living Room
12'4" x 11'7"

Kitchen/Breakfast
11'6" x 7'10"

Bedroom One
12'1" x 8'5"

Bedroom Two
8'6" x 5'6"

Shower Room
5'10" x 4'11"

Externally
To the rear is a private enclosed low maintenance patio garden and to the front is a designated parking bay.

Tenure
Freehold

