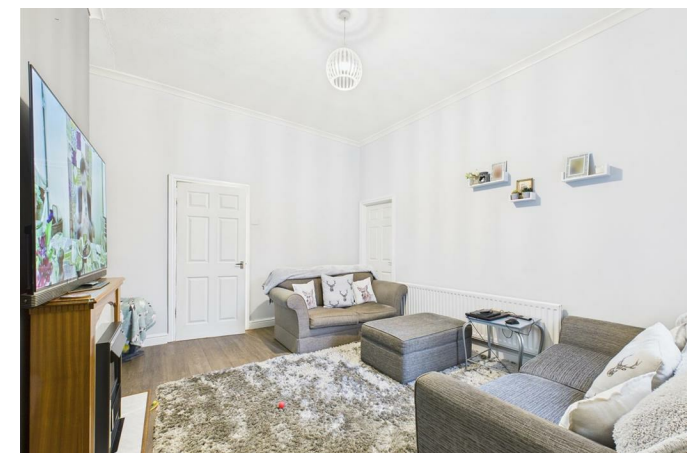
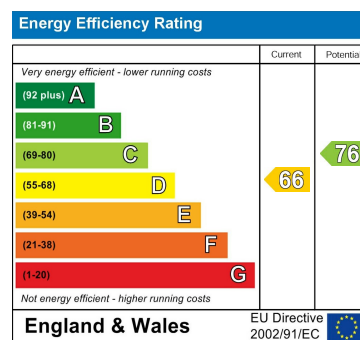




# West Percy Road, North Shields



**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 £95,000

## Description

WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT SITUATED IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented two bedroom ground floor flat conveniently located close to shops and amenities in North Shields. Benefitting from good size accommodation, modern kitchen and a rear shared yard.

The property briefly comprises an entrance hallway with a useful storage cupboard. Doors lead to the main bedroom, which features a large window to the front elevation.

The generously proportioned living area provides ample space for lounge furniture and a dining table. The second bedroom is accessed from the living room and enjoys a rear-facing window overlooking the yard.

The modernised kitchen is fitted with a range of units and includes an integrated electric hob and oven, with access to the shared rear yard and back lane.

To the rear, an inner hallway provides further storage, and the bathroom comprises WC, wash hand basin, bath, and overhead shower.

North Shields offers a wide range of local amenities and benefits from excellent transport links, providing easy access to neighbouring towns, the coast and Newcastle City Centre. The popular North Shields Fish Quay is nearby, boasting an extensive selection of cafés and restaurants, while Tynemouth Village is within walking distance and offers a superb choice of independent cafés, eateries and shops, along with the award-winning Longsands Beach.

**Entry**  
3'9" x 3'1"

**Hallway**  
9'1" x 3'2"

**Bedroom One**  
13'10" x 13'5"

**Living Room**  
15'3" x 13'5"

**Bedroom Two**  
15'1" x 7'4"

**Kitchen**  
12'11" x 7'0"

**Hallway**  
2'9" x 2'7"

**Bathroom**  
8'2" x 4'11"

**Rear Shared Yard**

**Tenure**

Leasehold - Term : 999 years from 28 April 1986

