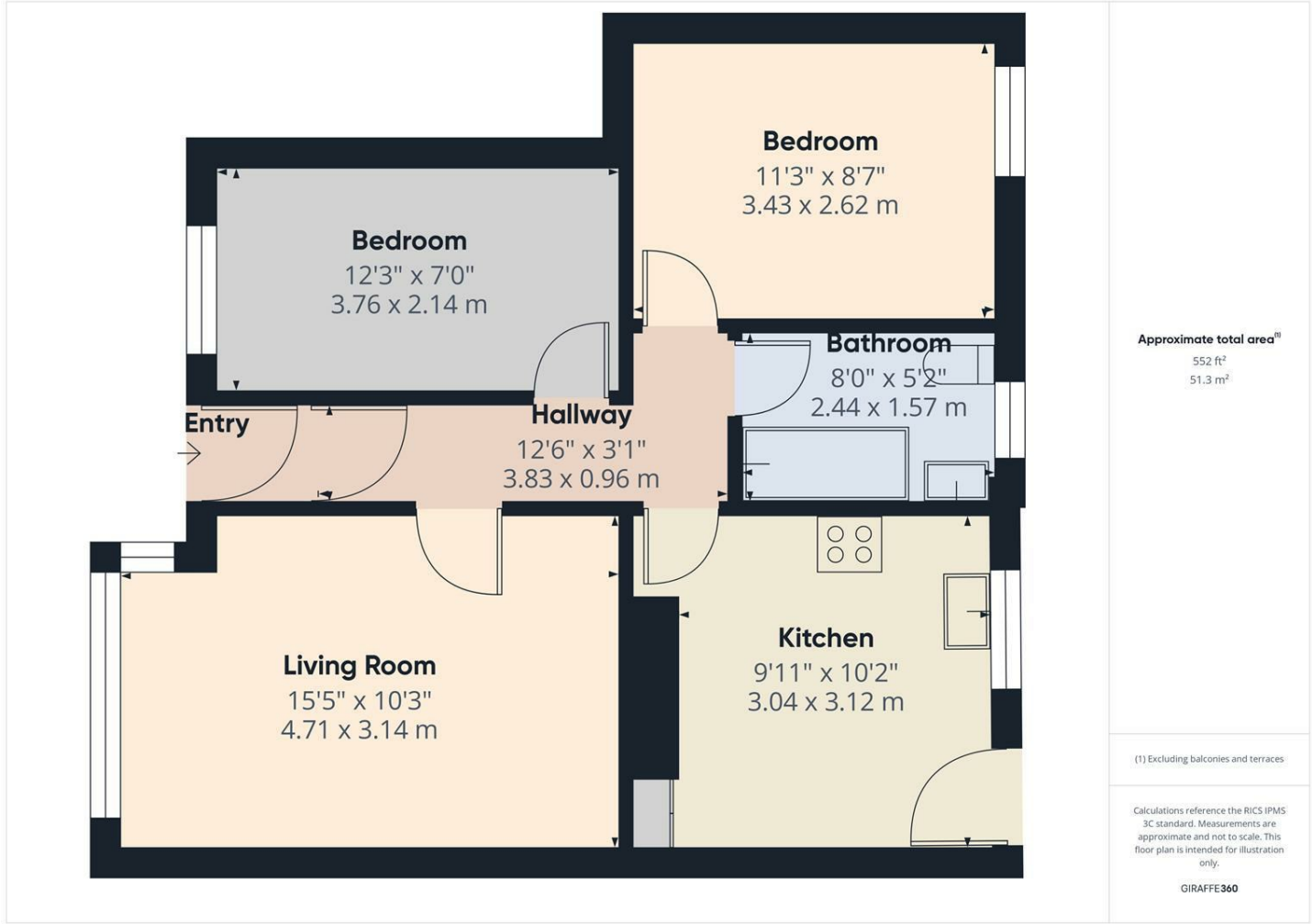




Balkwell Avenue, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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.

Price Guide £90,000

Description

TWO BEDROOM GROUND FLOOR FLAT SITUATED CLOSE TO AMENITIES IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well proportioned two bedroom ground floor flat conveniently located close to local shops and amenities in North Shields. Benefitting from good sized accommodation, kitchen/breakfast room and private garden. Appealing to a range of buyers including buy to let investors, downsizers and first time buyers.

Briefly comprising: Private entrance hallway leading to all rooms. The living room has a large window overlooking the front of the property. The kitchen/breakfast room is to the rear and includes an integrated gas hob and electric oven. There are two double bedrooms and bathroom comprising a bath with shower over, hand basin and W.C.

Externally to the rear is a private garden laid to lawn.

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 to local amenities and 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.

Private Entrance Hallway

Living Room
15'5" x 10'3"

Kitchen/Breakfast Room
10'2" x 9'11"

Bedroom One
11'3" x 8'7"

Bedroom Two
12'4" x 7'0"

Bathroom
8'0" x 5'1"

Externally
To the rear is a private garden laid to lawn.

Tenure
Leasehold

