Brannen&Partners

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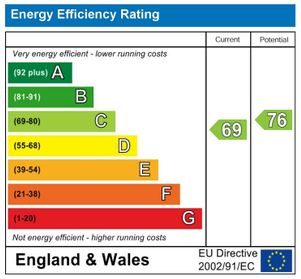
# Donkin Terrace, North Shields




# Offers Over £199,950

**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.

## Description

** Best and Final Offers - Wednesday 9th September at 3pm. **

IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR FLAT IDEALLY SITUATED WITHIN THIS SOUGHT AFTER AREA OF NORTH SHIELDS

Brannen & Partners are delighted to welcome to the market this immaculately presented two bedroom ground floor flat, perfectly positioned within this sought after area of North Shields. Boasting original period features complimented by thoughtful modernisation, the home presents two good sized bedrooms, warm and inviting living space, sizeable contemporary kitchen and modern bathroom, complete with a south facing private rear yard.

Briefly comprising: Welcoming entrance hallway presents exposed original floorboards connecting to the principal rooms of the home, whilst housing two integral storage cupboards.

Progressing into the heart of the home, the warm and inviting living space continues the exposed original floorboards with further period features of a ceiling rose, cornicing and a picture rail framing the space. The chimney breast houses a feature fireplace presenting exposed brickwork and housing a log burning stove. From here, the kitchen can be accessed.

Contemporary in design, the sizeable kitchen is furnished with high gloss cabinetry framed with Quartz effect worktops, incorporating designated space for appliances including a range cooker and an extractor hood. A door gives access to the rear yard.

Back to the hallway, the two bedrooms are accessible. The primary bedroom is positioned to the front of the property, flooded with natural light due to the large bay window. Whilst the second bedroom is of a good size and overlooks the rear yard.

Finalising the home, the modern bathroom sits between the two bedrooms. Stylishly designed and thoughtfully configured, the bathroom offers contrasting tiling to the floor and walls, finished with a WC, pedestal wash basin, heated towel rail and free standing roll top bath with shower overhead.

Externally, the private rear yard features a southerly aspect, welcoming the sun throughout the day. Gate access leads out to the rear lane.

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.

### Private Hallway
6'3" x 17'9"

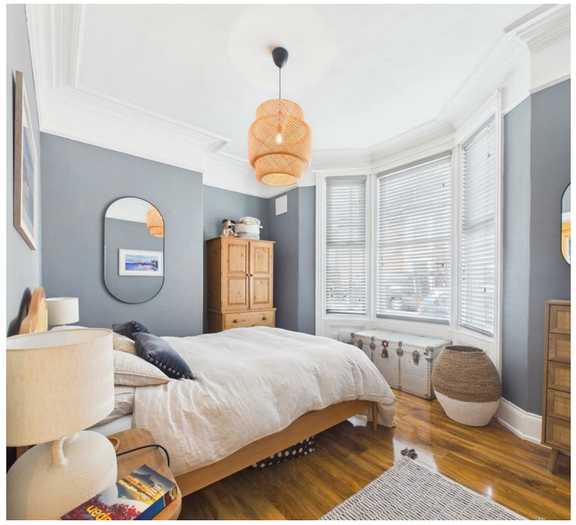
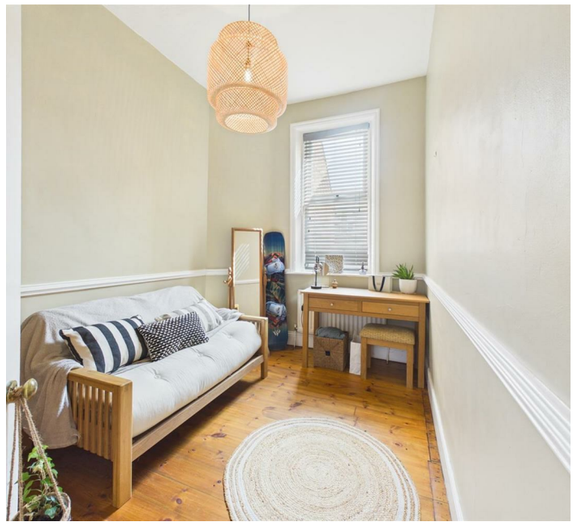
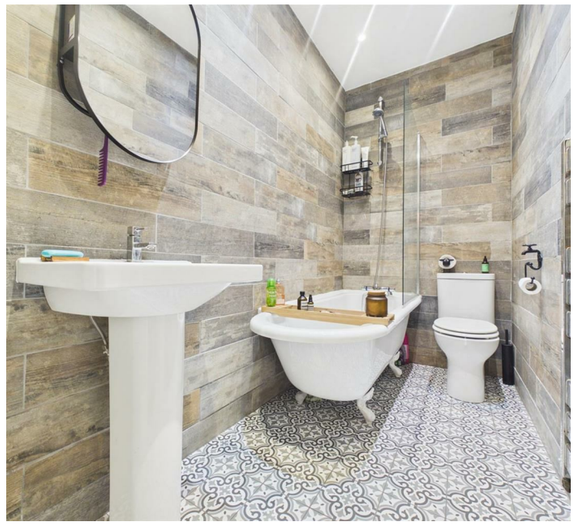
### Living Room
11'4" x 14'4"

### Kitchen
7'8" x 11'8"

### Bedroom One
12'6" x 9'6"

### Bedroom Two
7'10" x 10'10"

### Bathroom
8'11" x 4'4"

### Private Rear Yard

### Tenure
Leasehold - Share of Freehold - 957 years remaining