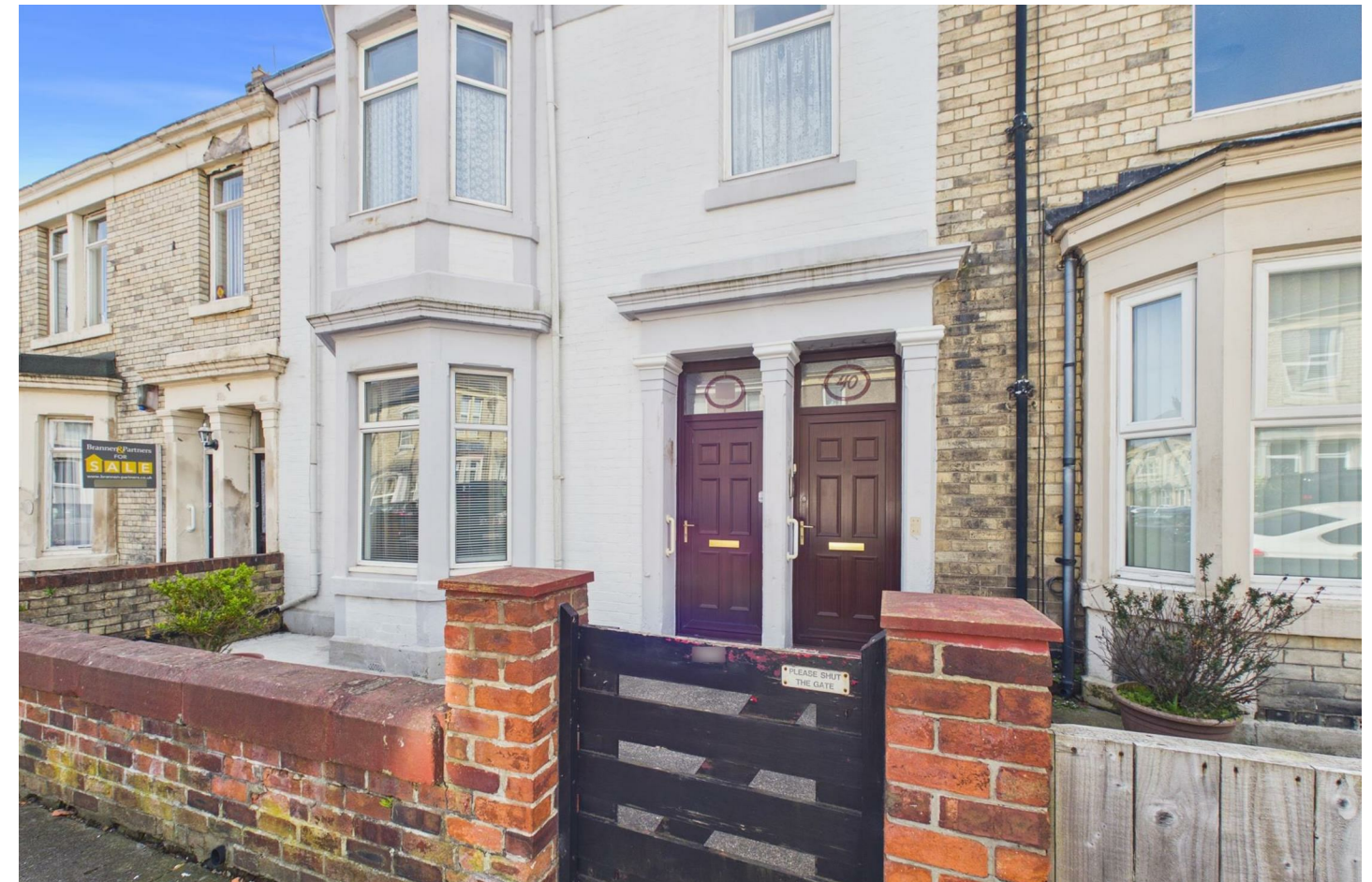




Waterloo Place, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(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 £175,000

Description

IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR FLAT WITH A SOUTH FACING YARD SITUATED WITHIN THIS POPULAR AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this refurbished two bedroom ground floor flat, conveniently located close to local shops and amenities in North Shields. Boasting immaculate interiors, period features, versatile layout, modern shower room and shared south facing yard.

Briefly comprising: Private entrance vestibule to a welcoming hallway giving access to all rooms and benefitting from a large walk in cupboard providing storage. To the front of the property is an impressive spacious double bedroom, currently being utilised as a reception room. Features include high ceilings, decorative coving, ceiling rose, large bay window and fireplace housing a gas fire. The second double bedroom overlooks the rear yard as does the living room, offering a comfortable space with built in cupboards and a fireplace.

Towards the rear is a well equipped kitchen with a good range of fitted wall and base units, integrated appliances include an electric hob, oven, extractor fan, plumbing for a washing machine and space for a fridge/freezer. The modern shower room has a walk in shower, a fitted vanity unit housing a hand basin and W.C. and a heated towel rail.

Externally to the rear is a generously proportioned shared yard boasting a south facing position.

Ideally positioned close to local shops and amenities in North Shields, whilst benefitting from a peaceful location. There are great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

Entrance Vestibule

Hallway

Living Room

13'10" x 13'6"

Kitchen

9'9" x 7'1"

Shower Room

7'2" x 6'8"

Bedroom One/Reception Room

16'9" x 15'8"

Bedroom Two

10'4" x 9'1"

Externally

To the rear is a generous sized south facing yard.

Tenure

Leasehold

