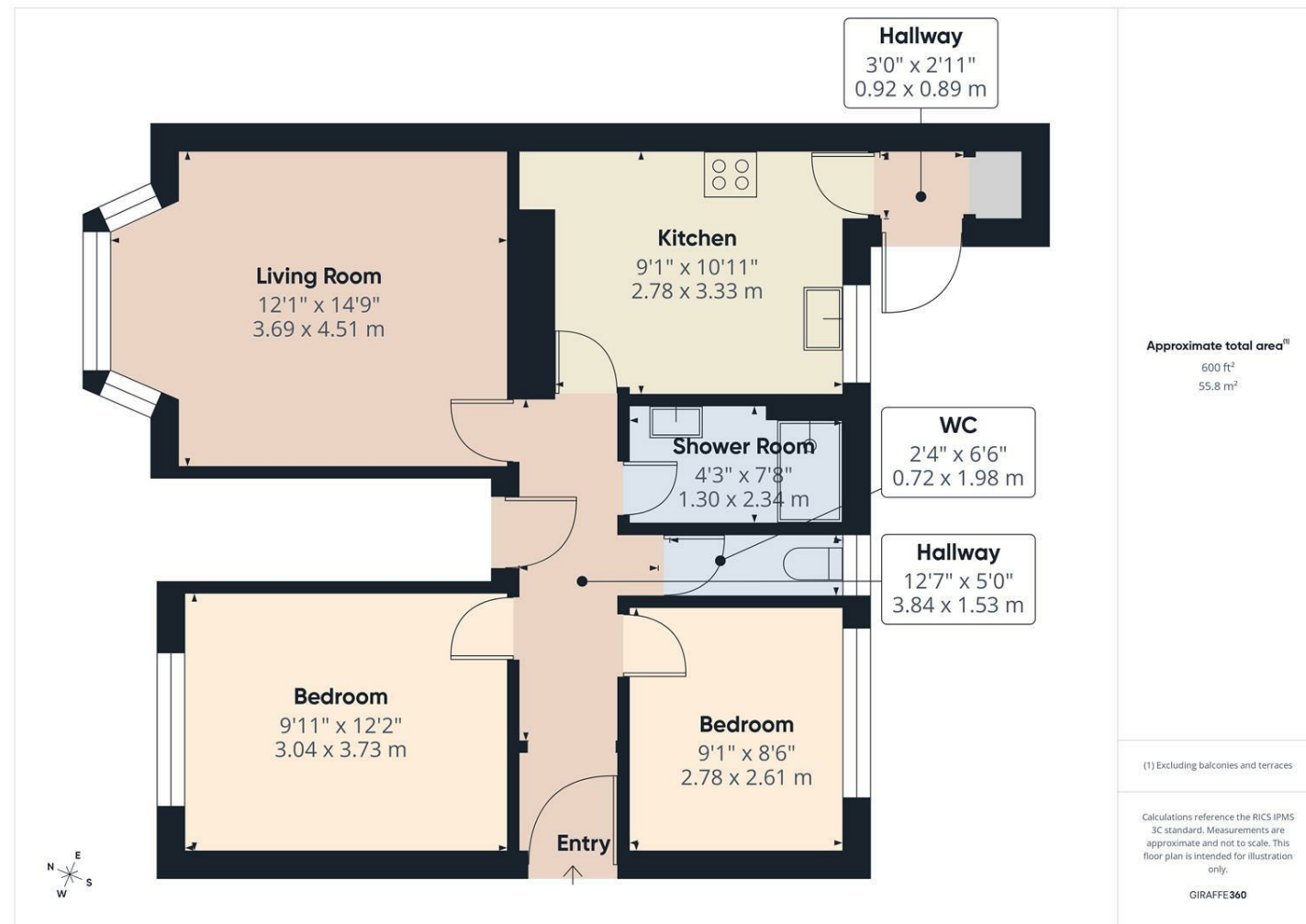




Verne Road, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(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 £100,000

Description

WELL PROPORTIONED TWO BEDROOM GROUND FLOOR FLAT WITH A GARAGE SITUATED IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We welcome to the market this two bedroom ground floor flat situated within this popular residential area in North Shields. Benefitting from good sized accommodation, private rear garden, garage and close proximity to local shops and amenities. Ideal purchase for a first time buyer, buy to let investor or downsizer.

Briefly comprising: Private entrance to the hallway leading to all rooms as well as benefitting from a built in storage cupboard. The living room is bright and airy featuring a bay window overlooking the front of the property. To the rear is a modern kitchen with fitted wall and base units, integrated appliances include a gas hob, electric oven, space for a fridge and freezer as well as plumbing for a washing machine. An inner lobby gives access out to the private garden.

There are two bedrooms and shower room which comprises a step in shower and hand basin as well as a separate W.C.

Externally to the rear is a private garden with access to the garage.

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 links. North Shields Fish Quay is only a short distance away and has an extensive range of cafés and restaurants. Tynemouth Village is also a short drive and offers an elite range of cafe's and restaurants as well as the award winning Long Sands Beach.

Entrance Hallway

Living Room
14'9" x 12'1"

Kitchen
10'11" x 9'1"

Bedroom One
12'2" x 9'11"

Bedroom Two
9'1" x 8'6"

Shower Room
7'8" x 4'3"

W.C.

Externally

To the rear is a private garden with access to the garage.

Tenure

Leasehold

