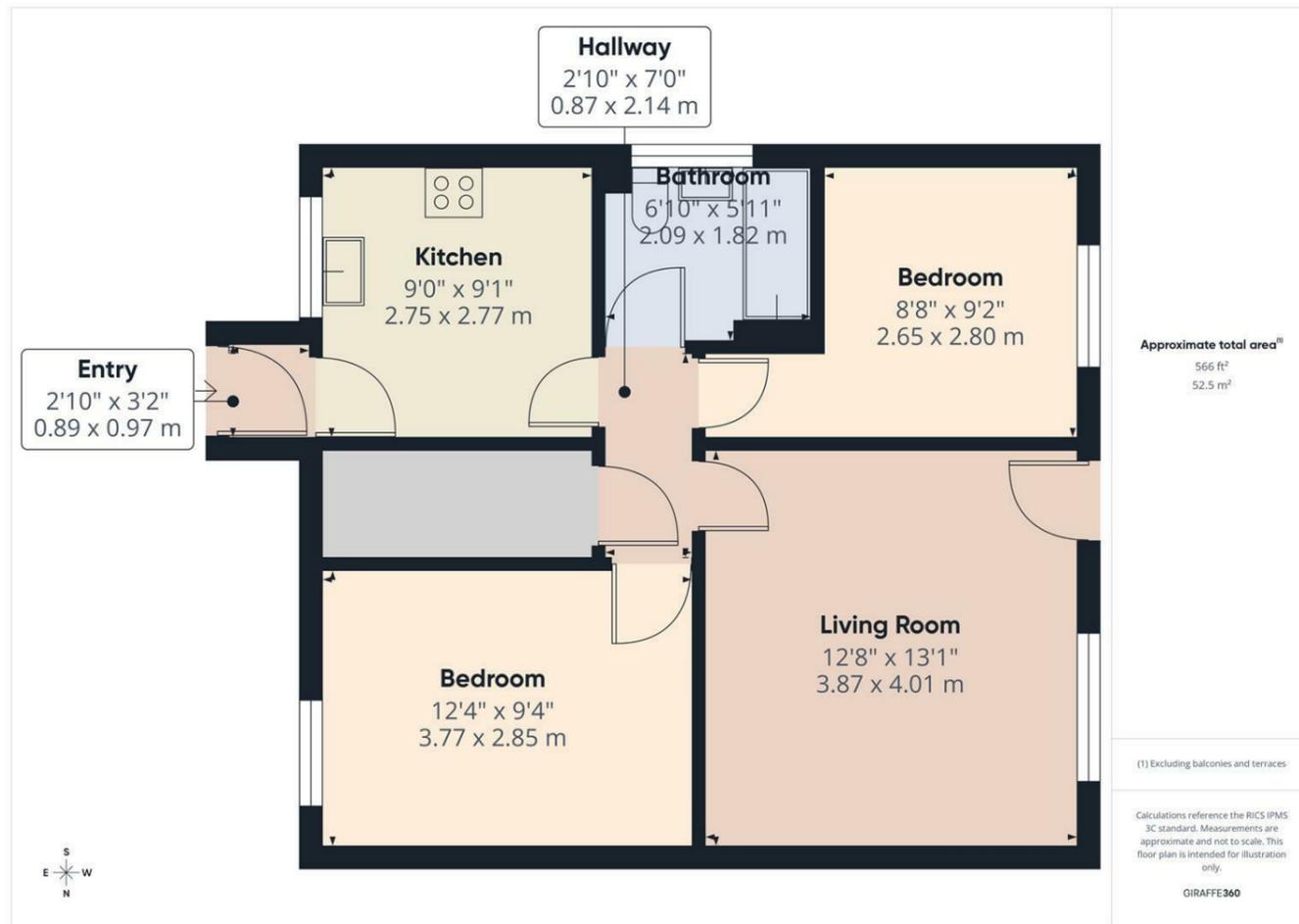




# Appleby Court, North Shields



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 75                      | 77        |
| (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 £129,950

## Description

WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT WITH PRIVATE GARDEN OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this attractive two bedroom ground floor flat situated within this popular residential area in North Shields. Benefitting from two double bedrooms, modern kitchen, private low maintenance garden and designated parking bay.

Briefly comprising: Private entrance to a vestibule leading to the kitchen. Modern fitted wall and base units provide storage, integrated appliances include an induction hob, electric oven and extractor fan. An inner hallway leads to the remaining rooms and benefits from a built in storage cupboard. The well proportioned living room offers a comfortable space and a door opens out to the private garden. There are two double bedrooms, one of which has built in wardrobes. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally to the rear is a private low maintenance garden, gravelled with a timber and paved patio areas. To the rear is allocated parking.

The property is located in North Shields close to local shops and a short distance to the thriving Fish Quay and 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 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 Vestibule

### Kitchen

### Living Room

13'1" x 12'8"

### Bedroom One

12'4" x 9'4"

### Bedroom Two

9'2" x 8'8"

### Bathroom

6'10" x 5'11"

### Externally

Externally to the rear is a private low maintenance garden, gravelled with a timber and paved patio areas. To the rear is allocated parking.

### Tenure

Leasehold

