



Brookland Terrace, North Shields



Approximate total area⁽¹⁾
691 ft²
64.3 m²

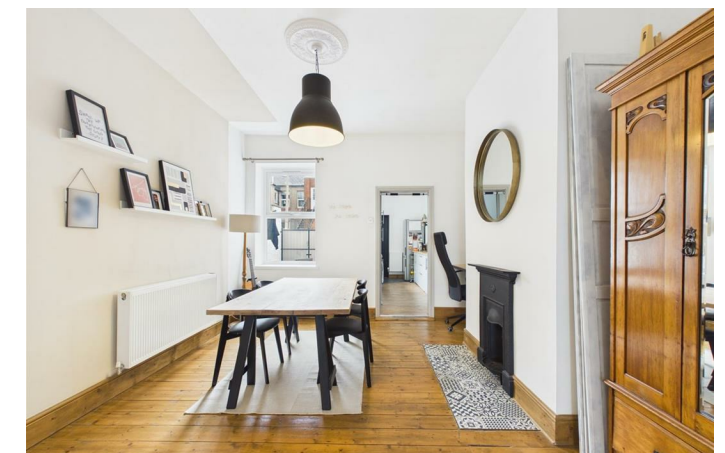
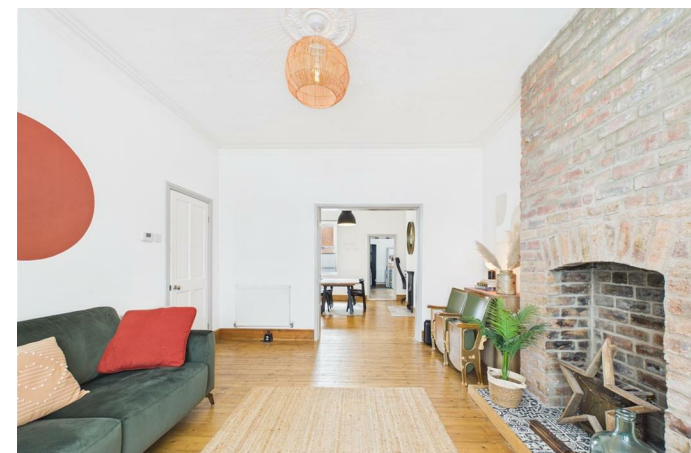
Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Offers Over £100,000

Description

WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT IN NEW YORK, NORTH SHIELDS - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners are pleased to bring to the market this attractive ground floor flat, ideally situated within the popular residential area of New York, North Shields. Presented to a high standard throughout, this stylish property features a modern fitted kitchen and a contemporary bathroom, offering a perfect combination of comfort and practicality. Externally, the home benefits from well kept gardens to both the front and rear, providing pleasant outdoor space and added convenience.

Briefly comprising; An inviting entrance hallway provides access to all principal rooms.

To the front of the property is a generous living room featuring a large window allowing for an abundance of natural light, complemented by an exposed brick fireplace, ceiling rose and decorative coving. An archway leads seamlessly into the spacious dining area, creating an ideal space for both relaxing and entertaining.

The dining room overlooks the rear yard and benefits from an original fireplace, adding further character to the home. From here, access is provided to the kitchen situated at the rear of the property.

The kitchen is fitted with a range of wall and base units providing ample storage, together with a gas hob and oven. There is space for a freestanding fridge freezer, and a door leads directly out to the rear yard.

Positioned to the rear of the property, the bathroom comprises a bath with overhead shower, low level WC, hand wash basin and heated towel rail. A useful storage cupboard houses plumbing for a washing machine.

The generous double bedroom is accessed via the dining room and overlooks the rear yard, offering a peaceful and comfortable retreat. Originally this was a two bedroom property and could be easily reverted back.

Externally, to the rear is a shared yard with double gates providing off street parking and access to the rear lane. To the front, there is a shared low maintenance town garden.

North Shields is a sought after residential area and has great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and local shops, a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants, cafes and beautiful beaches.

Entrance Hallway

12'2" x 3'4"

Living Room

14'8" x 12'9"

Dining Room

13'9" x 12'1"

Kitchen

14'3" x 6'6"

Bedroom

13'9" x 7'8"

Bathroom

8'10" x 5'4"

Shared Rear Yard

Tenure

Leasehold - Share of Freehold - 972 years remaining

