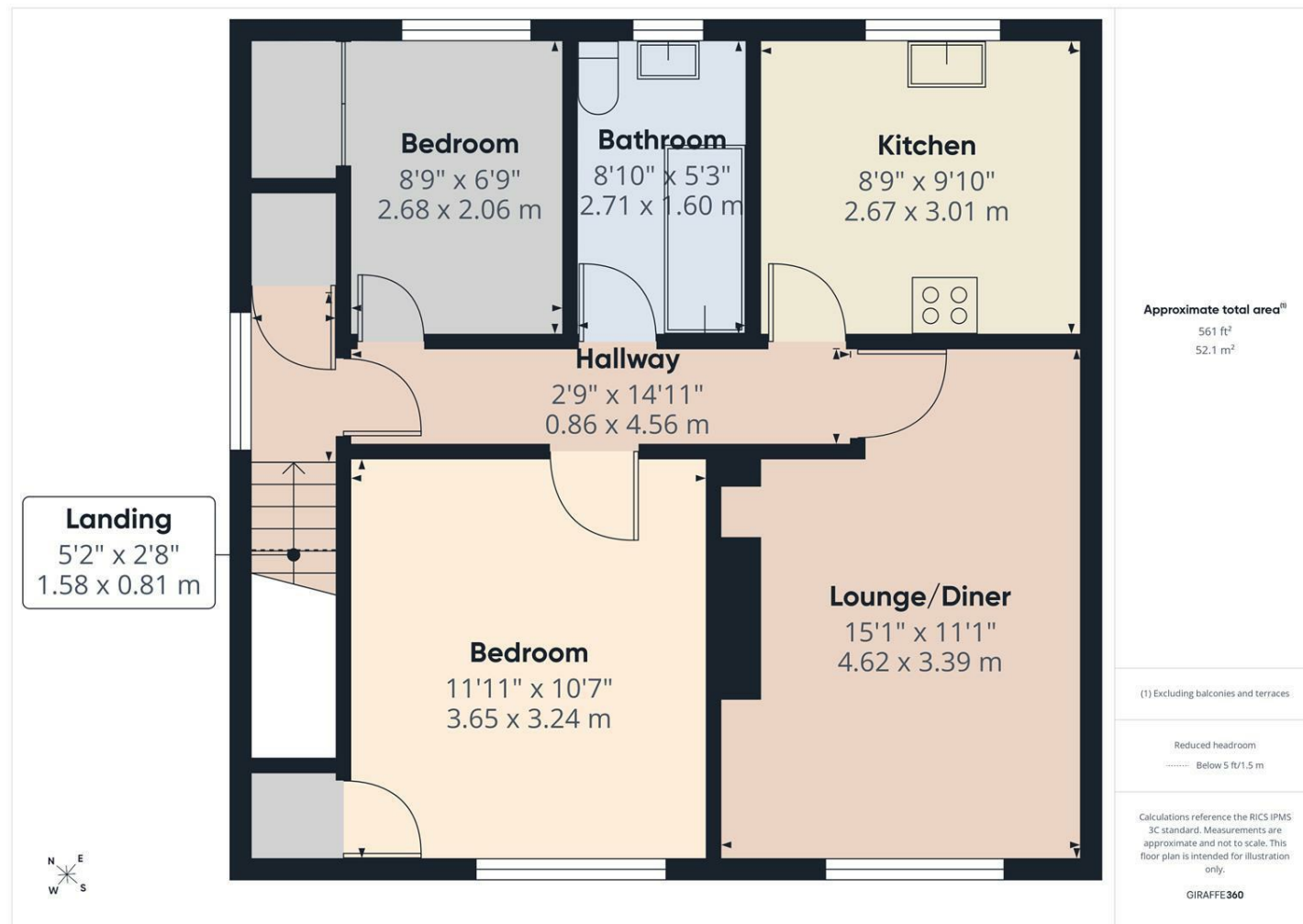




Falmouth Road, North Shields



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 66 |
| (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 £110,000

Description

WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS WITH A GARDEN

Brannen & Partners welcome to the market this attractive two bedroom first floor flat situated in North Shields. Benefitting from modern interiors, lounge/diner, well equipped kitchen and private garden. Appealing to a range of buyers including first time buyers, downsizers and buy to let investors.

Briefly comprising: Private entrance hallway with stairs to the first floor landing accessing all rooms. The stylish lounge/diner presents a comfortable space, this bright and airy room overlooks the front of the property. The kitchen has a modern range of fitted wall and base units, integrated appliances include a gas hob, electric oven, fridge and plumbing for a washing machine.

There are two good sized bedrooms, both benefit from fitted storage. The bathroom comprises a bath with shower over, W.C. and hand basin within a vanity unit and heated towel rail.

Externally to the rear is a private enclosed garden with a paved patio and artificial lawn.

Located in North Shields this property is within walking distance to good local shops, schools, Rake Lane Hospital and amenities. There are good road links to the City Centre as well as other coastal towns. Tynemouth Village is also within easy reach offering a good selection of local shops and restaurants as well as the award winning Longsands beach.

Entrance Hallway

Lounge/Diner

15'1" x 11'1"

Kitchen

9'10" x 8'9"

Bedroom One

11'11" x 10'7"

Bedroom Two

8'9" x 6'9"

Bathroom

8'10" x 5'2"

Externally

Externally to the rear is a private enclosed garden with a paved patio and artificial lawn.

Tenure

Leasehold - 110 years remaining.

