



Approximate total area<sup>m</sup>  
 651 ft<sup>2</sup>  
 60.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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		78	79
(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.

## Description

IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS POPULAR LOCATION IN NORTH SHIELDS

We welcome to the market this spacious and well presented two bedroom first floor flat located within this popular area in North Shields. Benefitting from bright and airy accommodation, modern kitchen/breakfast room, utility room and private yard. Ideal purchase for a first time buyer, downsizer or buy to let investor.

Briefly comprising: Private entrance vestibule leading to stairs to the first floor landing giving access to all rooms. The living room offers a comfortable space, featuring high ceilings and decorative coving. The kitchen/breakfast room is well equipped with a good range of fitted wall and base units, integrated appliances include an induction hob, Bosch oven, extractor fan and space for a free standing fridge/freezer. A handy utility room provides additional storage as well as plumbing for a washing machine and tumble dryer. An inner lobby offers access down to the rear yard as well as to the modern bathroom, comprising a bath with shower over, hand basin and W.C.

From the main landing are two bedrooms, one of which is particularly generous in size, featuring high ceilings, decorative coving and a large bay window allowing plenty of light to fill the room. The landing area also benefits from a storage cupboard and a loft hatch with a drop down ladder offering further loft storage.

Externally to the rear is a small private yard.

The property is located in North Shields close 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 walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands Beach. Tynemouth Golf Club is a short walk away with the beautiful natural surroundings of Northumberland Park which is ideal for pleasant walks.

## Private Entrance Vestibule

## Hallway

## Living Room

14'1" x 12'1"

## Kitchen/Breakfast

10'5" x 8'6"

## Utility Room

6'10" x 6'5"

## Bathroom

8'10" x 6'5"

## Bedroom One

13'10" x 12'0"

## Bedroom Two

8'11" x 8'5"

## Externally

To the rear is a small private yard.

## Tenure

Leasehold