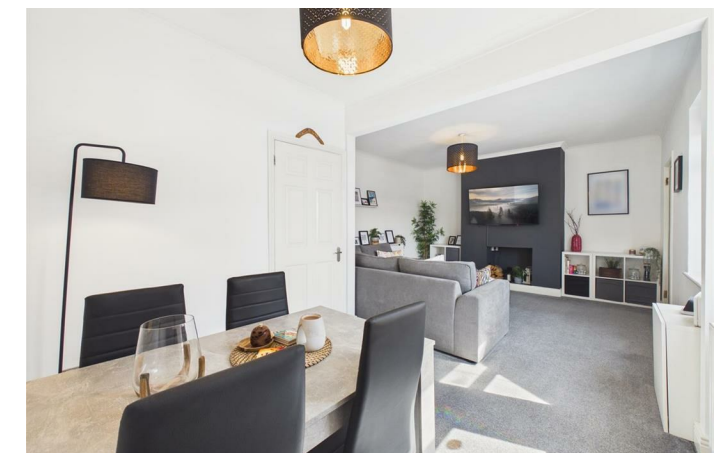




# Salisbury Avenue, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	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.

Offers Over £160,000

## Description

WELL PROPORTIONED AND IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR FLAT, SITUATED IDEALLY WITHIN PRESTON VILLAGE IN NORTH SHIELDS - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this immaculately presented two bedroom first floor flat, ideally positioned within Preston Village in North Shields. Boasting well proportioned accommodation, the property presents two good sized bedrooms, ample lounge diner, modern kitchen and bathroom, complete with a private rear yard.

Briefly comprising: Entrance vestibule leads directly up to the central landing.

Progressing towards the rear of the property, the ample lounge diner is warm and inviting. With the ability to accommodate a multitude of furniture and layouts, the space is expansive and versatile. From here, the kitchen can be accessed.

Presenting a variety of wall, base and drawer units, the kitchen is thoughtfully designed to incorporate integral appliances of an oven, hob and extractor hood, as well as additional space for further appliances. A door leads out to a rear lobby housing stairs to the rear yard and access to the bathroom.

Back to the landing, the two good sized bedrooms sit towards the front of the home. The primary bedroom is particularly sizeable, incorporating a large bay window to fill the space with natural light.

Finalising the home, the contemporary bathroom is equipped with an integral WC, bath with shower overhead, heated towel rail and vanity wash basin with storage beneath.

Externally, there is a south facing private yard to the rear with gate access to the rear lane.

The property is ideally located with a good choice of local shops and amenities, as well as good road and local transport links. Also conveniently situated a short car ride to Tynemouth Village which is a highly desirable area located at the mouth of the River Tyne and has a good choice of restaurants and shops.

## Entrance Hallway

### Landing

5'2" x 2'11"

### Living Room

20'10" x 13'5"

### Kitchen

10'0" x 8'3"

### Bedroom One

12'0" x 13'10"

### Bedroom Two

8'3" x 8'3"

### Bathroom

6'8" x 5'3"

### Rear Yard

### Tenure

Leasehold - Share of Freehold - 963 years remaining

