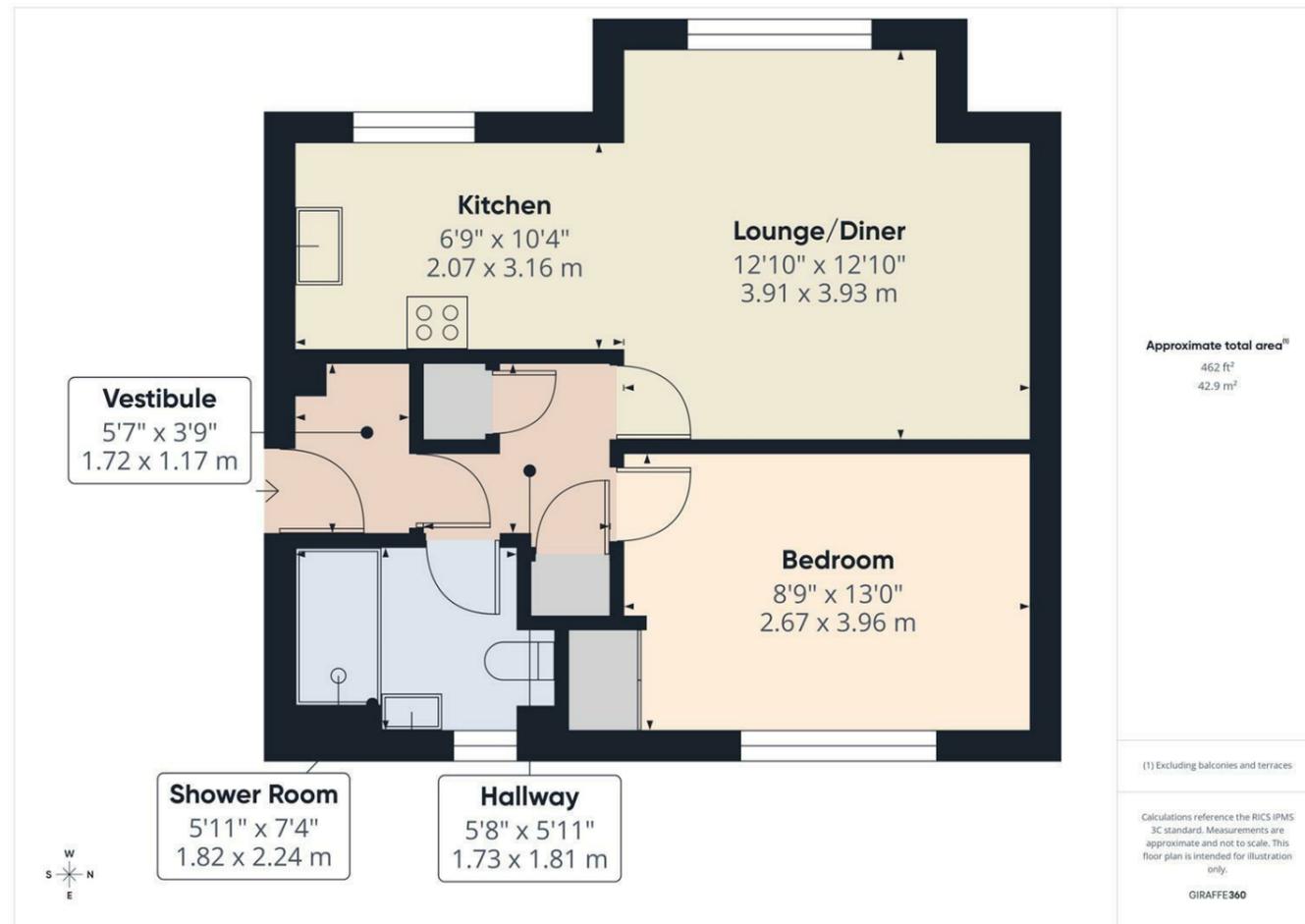




Haswell Gardens, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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 £139,950

Description

WELL PRESENTED ONE BEDROOM SECOND FLOOR APARTMENT SITUATED WITHIN A MODERN BLOCK IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We are delighted to welcome to the market this well presented one bedroom apartment, conveniently located close to local shops, amenities and transport links. Benefitting from open plan living, modern interiors and a designated parking bay.

Briefly comprising: Secure Communal Entrance with stairs to the second floor. The private entrance vestibule leads to the hallway which gives access to all rooms and benefits from two storage cupboards, one of which has plumbing for a washing machine. The open plan lounge/kitchen/diner offers a comfortable space, the kitchen area has modern fitted wall and base units which includes a gas hob, electric oven, extractor hood and fridge/freezer.

The good sized double bedroom benefits from fitted sliding wardrobes providing additional storage. Finally to complete this apartment is a shower room comprising a walk in shower, hand basin housed within a vanity unit, W.C. and heated towel rail.

Externally there are well maintained communal gardens and a designated parking bay.

Positioned within a modern block in a sought after residential development in North Shields. Benefitting from 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 pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

Secure Communal Entrance

Private Entrance Vestibule

Hallway

Lounge/Diner

12'10" x 12'9"

Kitchen

10'4" x 6'9"

Bedroom

12'11" x 8'9"

Shower Room

7'4" x 5'11"

Externally

Externally there are well maintained communal gardens and a designated parking bay.

Tenure

Leasehold

