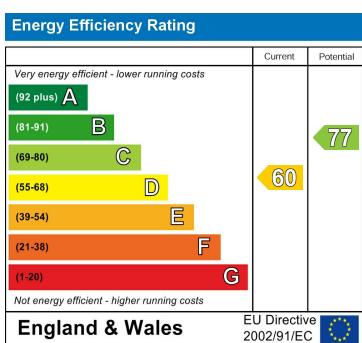




## Belford Terrace, North Shields



### 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 £169,950**

## Description

IMMACULATED PRESENTED TWO BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS SOUGHT AFTER LOCATION IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this spacious two bedroom first floor flat in North Shields. Formerly a three bedroom property which has been reconfigured to create an open plan lounge/diner offering well presented interiors and a shared yard.

Briefly comprising: Private entrance vestibule to a welcoming hallway and stairs to the first floor landing giving access to all rooms and benefitting from a storage cupboard. The open plan lounge/diner is a bright and airy space providing a sociable area to entertain, a built in cupboard offers additional storage. The kitchen has fitted wall and base units which includes a gas hob, electric oven, extractor hood and space for a fridge, freezer and washing machine. An inner lobby leads to the bathroom which comprises a bath with shower over, hand basin, W.C. and heated towel rail. From the lobby is also a door giving access down to the rear yard.

Overlooking the front of the property are two bedrooms, one of which is particularly generous in size with a bay window and decorative coving.

Externally to the rear is a pleasant shared yard.

North Shields offers a wide range of amenities, it is close to major road links providing ease of access to other local towns, the coast and Newcastle City Centre as well as good bus links. North Shields Fish Quay is only a short walk away and has an extensive range of cafés and restaurants. Tynemouth Village is also within walking distance and offer an elite range of cafe's and restaurants as well as the award winning Long Sands Beach.

### Private Entrance Vestibule

**Living Room**  
13'11" x 12'0"



**Dining Area**  
10'6" x 8'9"



**Kitchen**  
7'6" x 6'3"

**Bathroom**  
8'2" x 7'4"

**Bedroom One**  
13'11" x 12'1"

**Bedroom Two**  
8'11" x 8'8"

### Externally

To the rear is a shared yard.

**Tenure**  
Leasehold

