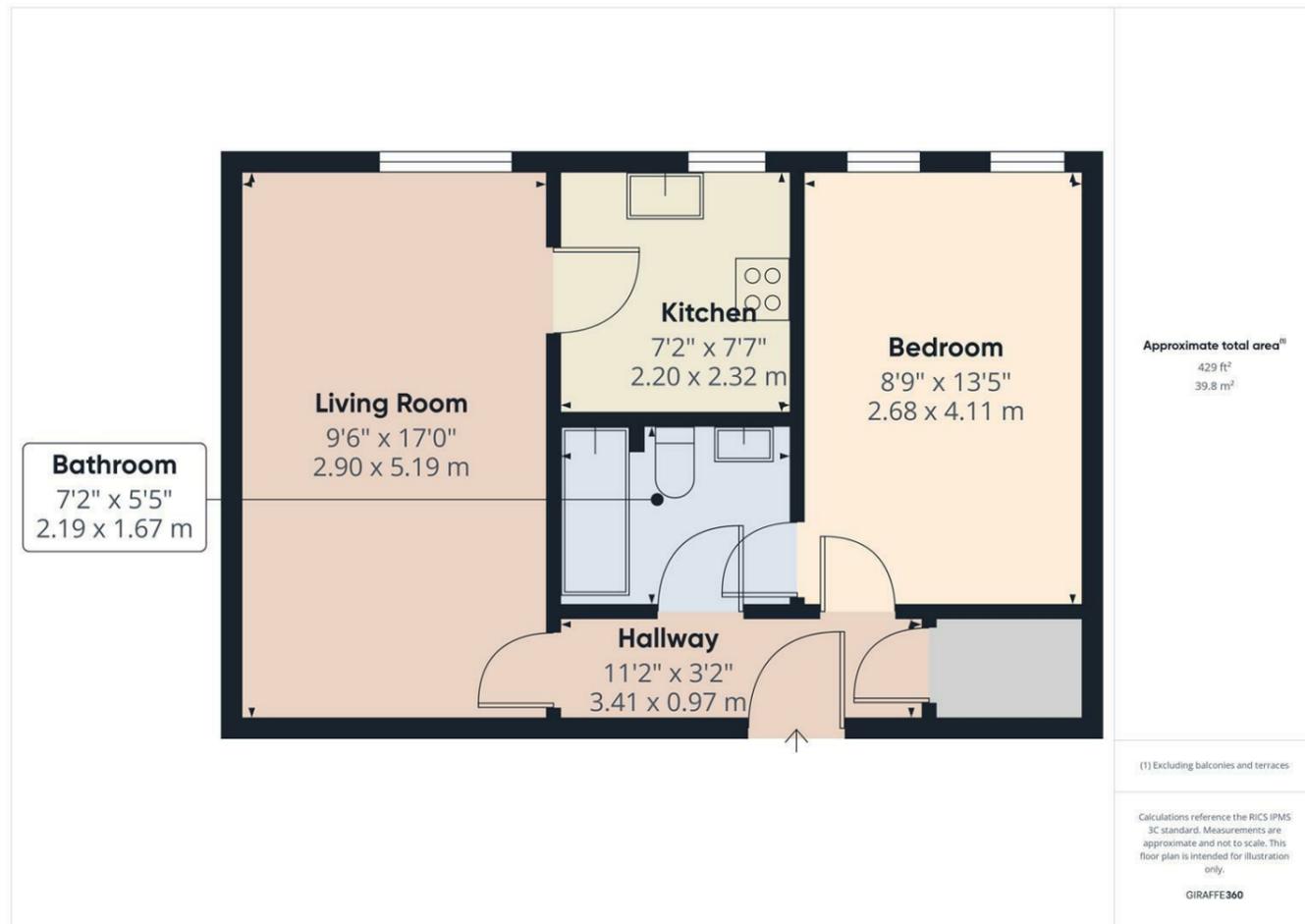




Dolphin Quay, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	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.

Offers In The Region Of £105,000

Description

WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT SITUATED WITHIN THIS POPULAR DEVELOPMENT CLOSE TO THE FISH QUAY IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented one bedroom ground floor flat with river views in North Shields. Boasting modern interiors, good sized accommodation and an allocated parking bay. Appealing to a range of buyers including first time buyers, downsizers and buy to let investors.

Briefly comprising: Secure communal entrance leading to a private hallway giving access to all rooms. The lounge/diner is a comfortable space which has views towards the river, a door leads to a modern fitted kitchen which includes an electric hob, oven, fridge/freezer and space for a washing machine.

The double bedroom also has views towards the river and a door to the bathroom which comprises a bath with shower over, hand basin and W.C.

There is an allocated parking bay situated within a gated area.

North Shields has a good selection of shops and amenities, it is close to major road links providing ease of access to other local towns at the Coast and Newcastle city centre. North Shields Fish Quay is only a short walk and has an extensive range of cafés, bars and restaurants, Tynemouth Village is also within walking distance.

Secure Communal Entrance

Private Hallway

Lounge/Diner

17'0" x 9'6"

Kitchen

7'7" x 7'2"

Bedroom

13'5" x 8'9"

Bathroom

7'2" x 5'5"

Externally

There is an allocated parking bay situated within a gated area.

Tenure

Leasehold

