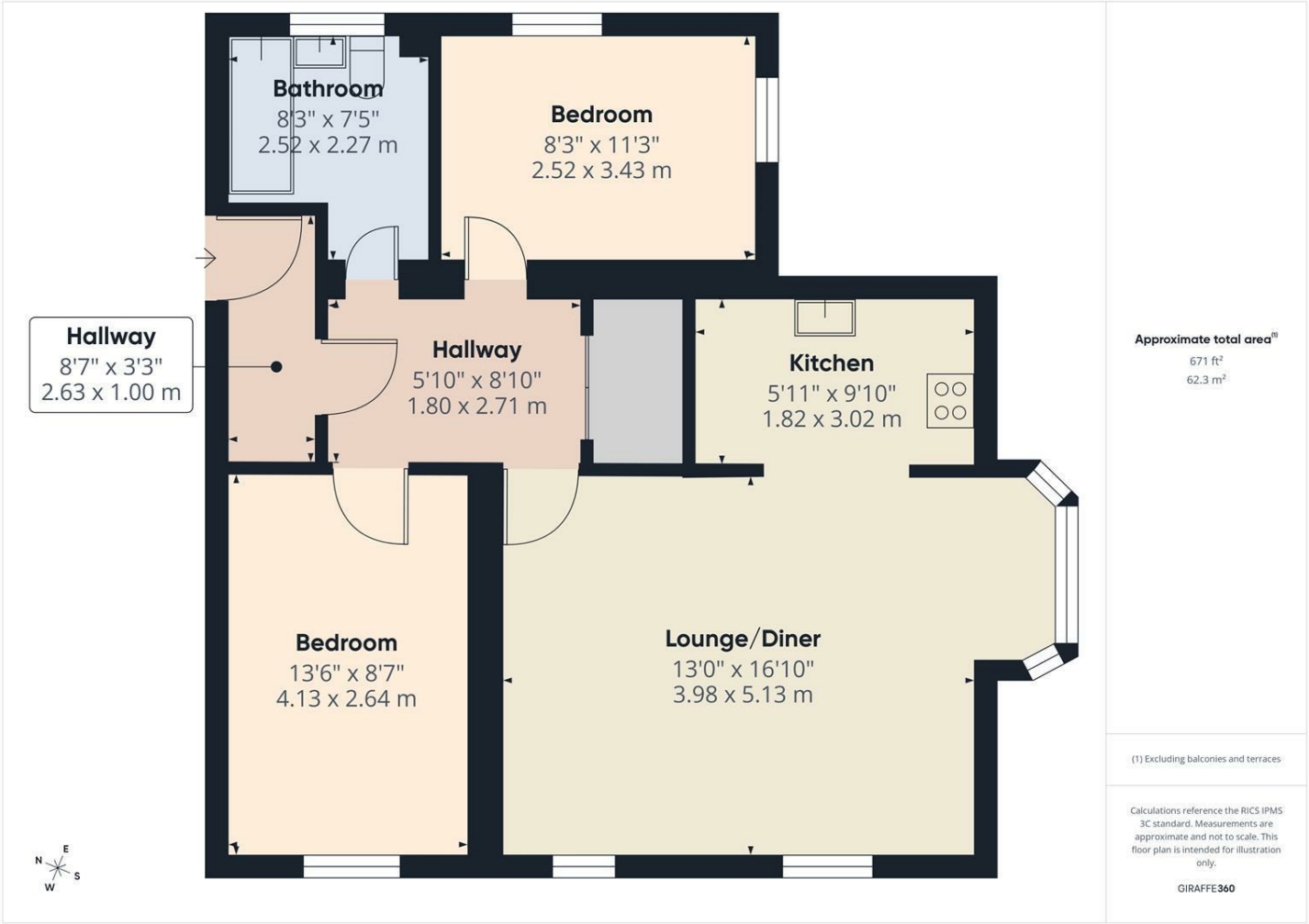




Union Stairs, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	75	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.

Price Guide £160,000

Description

WELL PRESENTED TWO BEDROOM UPPER FLOOR FLAT WITH RIVER VIEWS, A LIFT AND GARAGE - OFFERED WITH NO UPPER CHAIN

We welcome to the market this attractive two bedroom flat conveniently located close to North Shields Fish Quay and town centre. Boasting open plan living, stylish kitchen, river views, garage and use of a lift.

Briefly comprising: Secure communal entrance with stairs and a lift to the fourth floor. A private entrance vestibule leads to the hallway which gives access to all rooms and benefits from a handy storage cupboard. The lounge/diner offers a comfortable space with a bay window giving views towards the River Tyne. An opening leads to the stylish kitchen which has a good range of fitted wall and base units, including a Belfast sink, induction hob, electric oven, extractor fan, dishwasher and fridge/freezer. There are two double bedrooms, one of which boasts a dual aspect offering views towards the river. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally this property benefits from a garage providing storage or parking.

This property is close to North Shields Fish Quay within a secure gated development and has a garage. It is centrally located within North Shields and is only a short walk into Tynemouth Village which has an array of restaurants, cafés and shops. The property 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.

Secure Communal Entrance

Private Vestibule

Hallway

Lounge/Diner
16'9" x 13'0"

Kitchen
9'10" x 5'11"

Bedroom One
11'3" x 8'3"

Bedroom Two
13'6" x 8'7"

Bathroom
8'3" x 7'5"

Externally

This property benefits from a garage providing storage or parking.

Tenure

Leasehold

