



North Church Street, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	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 Over £129,950

Description

WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS DESIRABLE AREA OF NORTH SHIELDS - LIGHT AND BRIGHT ACCOMMODATION WITH HIGH CEILINGS AND SPACIOUS ROOMS

Brannen & Partners are pleased to offer to the market this well presented first floor flat within a popular area of North Shields, within walking distance of local amenities, transport links and parks.

Briefly comprising: Entrance vestibule with stairs leading up to the spacious first floor landing. The property boasts a bright and spacious open plan kitchen/living area, positioned to the rear of the home. Modern in design, the living space features wood-effect laminate flooring, which then connects to the kitchen and rear lobby area.

Fitted with a range of wall, base and drawer units, the kitchen incorporates a sink and extractor fan, with designated space for appliances.

Both bedrooms are positioned to the front of the home, house integral storage and are well sized.

The bathroom is situated to the rear of the home. Presenting a contemporary monochrome design, the space features an integral bath with shower overhead, WC, pedestal wash basin and heated towel rail.

Externally, there is a shared rear yard, with gate access to the rear lane.

North Shields has a good range of shops and facilities, 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 away and has an extensive range of cafés, bars and restaurants. Tynemouth Village is also within walking distance.

Entrance Vestibule

Landing

9'1" x 6'1"

Kitchen/Living Area

13'10" x 21'7"

Bedroom One

12'8" x 12'0"

Bedroom Two

7'11" x 7'4"

Bathroom

9'1" x 4'3"

Rear Yard

Tenure

Leasehold - Share of Freehold - 959 years remaining

