



Salisbury Avenue, 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 Over £159,950

Description

WELL PROPORTIONED AND PRESENTED TWO BEDROOM GROUND FLOOR FLAT, SITUATED IDEALLY WITHIN PRESTON VILLAGE IN NORTH SHIELDS

Brannen & Partners welcome to the market this well presented two bedroom ground floor flat, ideally positioned within Preston Village in North Shields. Boasting well proportioned accommodation, the property presents two double bedrooms, ample living space, modern kitchen and bathroom, complete with a private rear yard and front garden.

Briefly comprising: Entrance vestibule leads directly into the hallway, connecting to the principal rooms of the home, whilst housing an integral storage cupboard.

Progressing towards the rear of the property, the ample living space is warm and inviting, furnished with a feature fireplace incorporating a gas fire and integral storage cupboard to the alcove. From here, the kitchen can be accessed.

Presenting a variety of wall, base and drawer units, the kitchen is thoughtfully designed to incorporate integral appliances of an oven, hob, extractor hood and heated towel rail, as well as additional spacer for further appliances. A door leads out to the rear yard, whilst another connects to the bathroom.

Back to the hallway, the two double bedrooms sit towards the front of the home, both housing fitted wardrobes. The primary bedroom also offers a large bay window overlooking the front garden.

Finalising the home, the contemporary bathroom is equipped with a WC, bath with shower overhead, heated towel rail and vanity wash basin with storage beneath.

Externally, there is a south facing private yard to the rear and town garden to the front.

The property is ideally located with a good choice of local shops and amenities, as well as good road and local transport links. Also conveniently situated a short car ride to Tynemouth Village which is a highly desirable area located at the mouth of the River Tyne and has a good choice of restaurants and shops.

Entry

Hallway

3'2" x 12'7"

Living Room

10'11" x 13'7"

Kitchen

8'11" x 5'6"

Bedroom One

14'0" x 14'1"

Bedroom Two

8'2" x 9'3"

Bathroom

6'0" x 6'8"

Private Rear Yard & Front Garden

Tenure

Freehold

