



Trevor Terrace, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(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 £159,950

Description

WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT WITH PRIVATE YARD SITUATED IN NORTH SHIELDS

Brannen & Partners are delighted to welcome to the market this well presented two bedroom ground floor flat, conveniently located close to local shops and amenities in North Shields. Boasting bright and airy accommodation, high ceilings and private south facing yard.

Briefly comprising: Entrance vestibule leading to a bright and welcoming hallway, accessing all rooms and benefitting from two built in storage cupboards. The living room offers a comfortable space with a feature fireplace and overlooks the rear yard. Towards the rear of the property is the kitchen, modern wall and base units provide storage, integrated appliances include an electric hob, oven, extractor fan and plumbing for a washing machine. The bathroom is neutral in design and comprises a bath with shower over, hand basin, W.C. and heated towel rail.

There are two double bedrooms, both have decorative fireplaces. The main bedroom is very generous in size, boasting high ceilings, decorative coving and large bay window allowing plenty of light to fill the room.

Externally to the rear is a private yard offering a pleasant seating area.

Ideally situated within North Shields, this property enjoys a prime position just a short stroll from the vibrant and historic Fish Quay. Tynemouth, with its stunning coastline, is also close by. The area offers an excellent range of local transport links, pubs, independent shops and popular eateries, all within walking distance.

Entrance Vestibule

Hallway

Living Room

14'1" x 10'10"

Kitchen

9'9" x 7'9"

Bathroom

6'6" x 6'1"

Bedroom One

14'1" x 13'11"

Bedroom Two

10'9" x 8'7"

Externally

Externally to the rear is a private yard offering a pleasant seating area.

Tenure

Leasehold

