



Drummond Terrace, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(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 £165,000

Description

WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT SITUATED CLOSE TO AMENITIES IN NORTH SHIELDS NO UPPER CHAIN

Brannen & Partners welcome to the sales market this good size two bedroom ground floor flat situated within this popular residential area of North Shields. Offering modern interiors, period features and a private yard, this property makes an ideal purchase for first time buyers, downsizers or buy to let investors.

Briefly comprising: Private entrance vestibule to the hallway which has a storage cupboard. The living room overlooks the rear yard and has a feature fireplace with a gas fire. The kitchen has a good range of fitted wall and base units, a door offers access out to the rear yard as well as a door leading to the bathroom consisting of a bath with shower over, hand basin and W.C. There are two double bedrooms, one of which is particularly generous in size with a bay window to the front and decorative coving. Externally to the rear is a private yard.

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North Shields offers a wide range of amenities. It 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. The property is a short walk into Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. Tynemouth Golf Club is a short walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

Entrance Vestibule

Hallway

Living Room

16'0" x 12'4"

Kitchen

15'5" x 6'8"

Bedroom One

15'2" x 12'10"

Bedroom Two

13'3" x 7'6"

Bathroom

8'4" x 8'0"

Externally

To the rear is a private yard.

