



Military Road, 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	75
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 £180,000

Description

SUPERB THREE BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS POPULAR LOCATION IN NORTH SHIELDS

We are delighted to welcome to the market this immaculately presented three bedroom first floor flat, conveniently located close to local shops, amenities and Metro station in North Shields. Boasting spacious accommodation, high ceilings, period features mixed with modern interiors.

Briefly comprising: Private entrance vestibule leading to stairs to the first floor landing which gives access to all rooms. The living room offers a comfortable space to relax, featuring an attractive fireplace, picture rail and built in alcove storage. Moving through towards the rear of the property is a well proportioned kitchen, equipped with a good range of wall and base units. Integrated appliances include an electric hob, oven, extractor fan, space for a fridge/freezer and plumbing for a washing machine. An inner lobby from the kitchen leads to the bathroom and stairs down to the rear yard. The modern bathroom comprises a bath with shower over, hand basin and W.C.

There are three good sized bedrooms, two of which are doubles. The primary bedroom is particularly generous in size, featuring high ceilings, decorative coving, picture rail, fireplace and large bay window overlooking the front.

Externally to the rear is a small private yard, ideal for storage.

Situated in North Shields close to the thriving Fish Quay and town centre. It is nearby to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus and Metro links. The property is a short walk in to 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 with the beautiful natural surroundings of Northumberland Park located in close proximity, which is ideal for pleasant walks.

Entrance Vestibule

First floor Landing

Living Room

13'2" x 11'11"

Kitchen

13'5" x 9'1"

Bathroom

8'2" x 4'3"

Bedroom One

17'1" x 11'11"

Bedroom Two

11'4" x 8'6"

Bedroom Three

10'10" x 8'5"

Externally

To the rear is a small private yard.

Tenure

Leasehold

