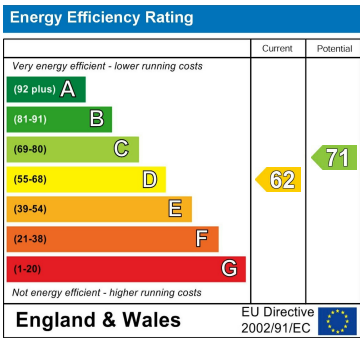




Kitchener Terrace, North Shields



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 £185,000

Description

Best and Final Thursday 22nd May at 11am

WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS SOUGHT AFTER AREA IN NORTH SHIELDS CLOSE TO NORTHUMBERLAND PARK AND TYNEMOUTH

Brannen & Partners welcome to the market this well presented two bedroom first floor flat in North Shields. Boasting two versatile bedrooms, sizeable living space, contemporary kitchen and bathroom, complete with a private rear yard. Perfectly located close to amenities, Northumberland Park and a short walk to Tynemouth Village and North Shields Fish Quay, this property must be viewed to be appreciated.

Briefly comprising: Private entrance hallway with stairs to the first floor landing giving access to all rooms. Initially, the two double bedrooms can be accessed to the front of the home. The primary bedroom houses an original bay window and is amply sized. Whilst the second bedroom is currently utilised as a home office.

Across the landing the generous and stylish bathroom is positioned. Featuring a monochrome design with a burst of colour to the splash back areas, the space is furnished with a free standing bath with shower attachment, walk in rainfall shower, pedestal wash basin and WC.

Progressing towards the rear of the home the sizeable living space is naturally light, thanks to the tall picture window. Fitted with storage to the left alcove and door to the kitchen, the space is finished with a log burning stove.

The sleek and contemporary kitchen houses a variety of high gloss fitted wall, base and drawer units, incorporating designated space for further appliances. Tucked within the configuration, the original brick chimney has been exposed, creating the perfect space for a range style cooker. The private yard can also be accessed from here, via the rear staircase.

Externally the private rear yard is L shaped in design housing an artificial turfed area and gate access to the rear lane.

The property is located in North Shields close to the thriving Fish Quay and 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 few minutes walk away with the beautiful natural surroundings of Northumberland Park which is ideal for pleasant walks.

Entrance

Landing
4'6" x 8'5"

Bedroom One
12'2" x 16'11"

Bedroom Two
7'9" x 9'1"

Bathroom
8'1" x 11'0"

Living Room
9'11" x 14'9"

Kitchen
6'11" x 10'10"

Rear Yard

Tenure
Leasehold - Share of Freehold - 960 years remaining

