



17 Alnwick House Mindrum Terrace, Percy Main, North Shields, NE29 7BX

Asking Price £75,000

* INVESTMENT OPPORTUNITY* TENANTED AT £595PCM * NORTH SHIELDS NE29 * SECOND FLOOR FLAT * TWO BEDROOM * TWO BATHROOMS * PURPOSE BUILT APARTMENT * ALLOCATED PARKING * EPC RATING C * COUNCIL TAX BAND A *

Currently, tenanted, generating a steady income of £595 per calendar month, making it an attractive option for investors looking to expand their portfolio. The existing tenant adds immediate value, allowing for a seamless transition for any prospective buyer.

Welcome to this charming two-bedroom purpose-built flat located on Mindrum Terrace in the vibrant area of North Shields. This delightful apartment offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, small families, or investors looking to expand their portfolio.

Upon entering the flat, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-designed layout ensures that the living space is both functional and appealing. The two bedrooms are generously sized, offering ample space for rest and relaxation, while the bathroom is conveniently located to serve both bedrooms.

The flat is situated in a well-maintained building, costing £1300 per annum service charge, including buildings insurance.

The nearby coastline offers beautiful views and opportunities for leisurely walks, while excellent transport links make commuting to nearby cities a breeze.

This property presents a fantastic opportunity for those seeking a modern and comfortable living space in a desirable location. Whether you are looking to make it your home or add to your investment portfolio, this flat on Mindrum Terrace is not to be missed. We invite you to arrange a viewing.

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Approximate total area⁽¹⁾

63.4 m²

683 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Bedroom

21'4" x 9'2"

This first bedroom is a spacious and bright room featuring a large window that fills the space with natural light. The room offers ample space for a bed and additional furniture, with a neutral carpeted floor that adds warmth to the room.

Bedroom 2

13'8" x 6'6"

The second bedroom is narrower but practical, featuring a window at the far end providing natural light. It is carpeted in grey and offers a simple, functional space suitable for a single bed or a study area.

Kitchen / Living Area

23'6" x 9'0"

The kitchen and living area form a combined, open-plan space that stretches the length of the property. The kitchen is fitted with wooden cabinets and a black countertop, equipped with essential appliances including an oven and washing machine. This space flows naturally into the living area which is carpeted and features a large window, creating a bright and inviting room that is perfect for both cooking and relaxing.

Bathroom

6'5" x 5'10"

This bathroom is neatly tiled with a white and black border design, featuring a traditional bathtub with an overhead shower, a toilet, and a sink. The neutral décor and practical fittings make this a functional room.

Ensuite

6'6" x 8'8"

The second bathroom offers a compact but efficient space, with a corner shower enclosure, a toilet, and a pedestal sink. It is tiled similarly to the other bathroom.

Entry

4'4" x 5'9"

The entryway is a small, practical space with a simple coat rack and a carpeted floor. It offers sufficient room for shoes and outerwear storage.

Hallway

10'8" x 3'11"

The hallways connecting the main rooms are carpeted with simple white walls and doors leading to the bedrooms, bathrooms, and kitchen/living area. These spaces provide smooth access throughout the home.

Hallway 2

7'1" x 3'5"

A smaller hallway leads to the bedrooms and bathrooms, maintaining the same carpeted flooring and white walls as the rest of the home, creating a consistent and practical layout.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





