



**Hotspur Street, North Shields**

**Asking Price £385,000**

**HUNTERS®**

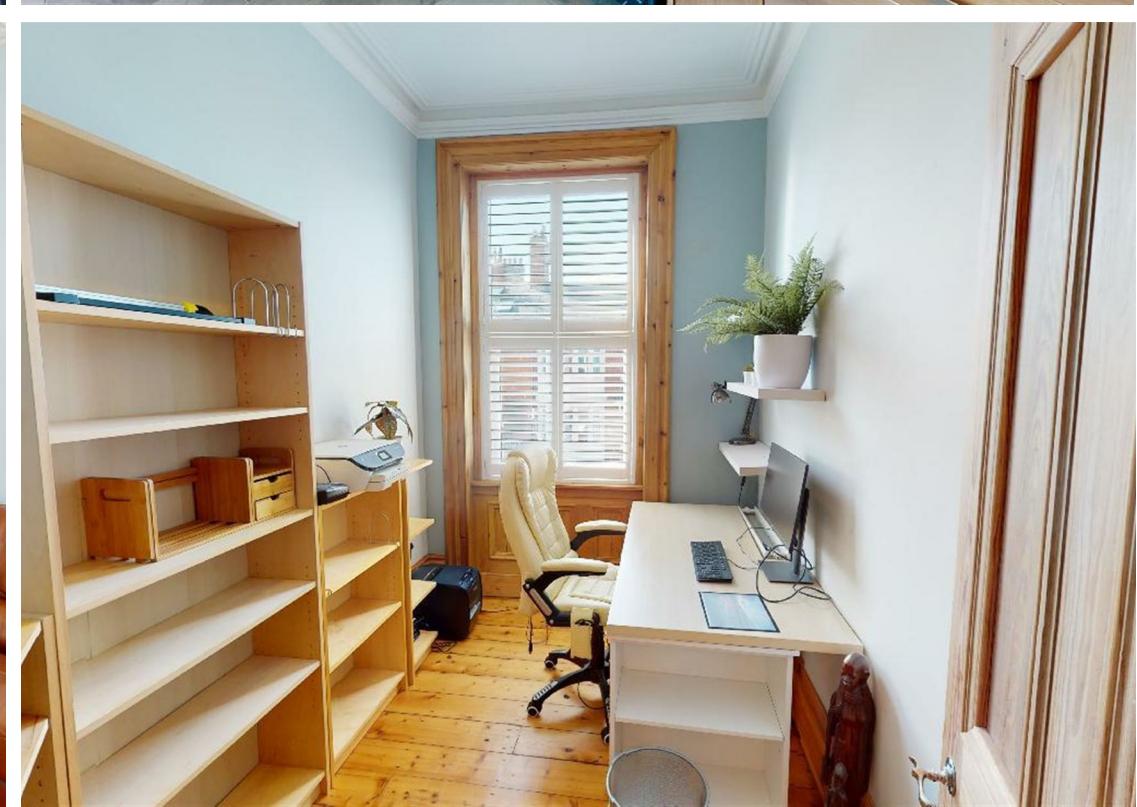
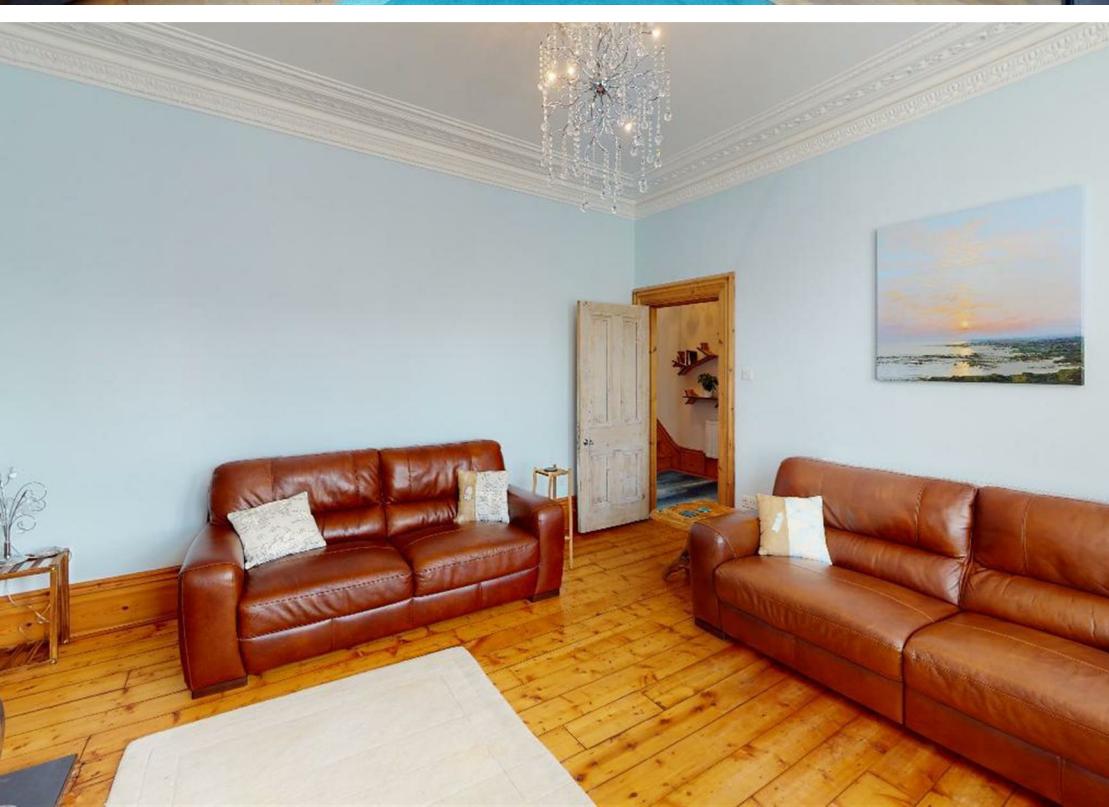
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# Hotspur Street, North Shields

## DESCRIPTION

Beautifully presented and well proportioned upper maisonette close to Tynemouth village and Longsands beach. The property benefits from double glazing and enjoys a view towards the sea front and beyond from the upper level. The accommodation includes shared entrance lobby, private lower hallway, living room, two double bedrooms, single bedroom and additional office, kitchen, utility and bathroom/WC. There is on street parking available via an integrated large double garage and the property also benefits from a shared front garden.







GROSS INTERNAL AREA  
 FLOOR 1: 9 m<sup>2</sup>, FLOOR 2: 86 m<sup>2</sup>  
 FLOOR 3: 49 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 6 m<sup>2</sup>  
 TOTAL: 144 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Viewing

Please contact our Hunters North Shields Office on 0191 290 6000 if you wish to arrange a viewing appointment for this property or require further information.

Unit 1 Protection House Albion Road, North Shields, NE30 2RH

Tel: 0191 290 6000 Email:

northshields@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		63
(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.

**THINKING OF SELLING?** 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.



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