

# MOVING HOMES

SALES & LETTINGS



Offers Over £145,000



# Cleveland Avenue, North Shields

## Offers Over £145,000

Moving Homes welcomes to the market this delightful two bedroom ground floor flat situated on the popular Cleveland Avenue, North Shields offers a wide range of amenities with the popular Royal Quays Outlet located nearby along with the attractively developed picturesque marina. It is close to major road links providing ease of access to other local towns, and easy access to the coast and Newcastle City centre, as well as the regenerated North Shields fish quay. Ideally located for shops, schools and other local amenities.

This property briefly comprises - entrance hallway, large master bedroom with bay window to the front of the property, spacious lounge to the rear of the property with feature fireplace, fully fitted kitchen with white gloss wall and base units and complementing worktops, electric oven and hob with extractor over, plumbed for a washing machine and door leading to rear yard, second bedroom to the rear of the property and modern bathroom with white suite. Externally, there is a private yard to the rear ideal for outdoor entertaining and to the front a small town garden and on street parking. An internal inspection is highly recommended to appreciate the accommodation available.

To secure a viewing please contact Moving Homes on 01912964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com)

EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/5830-8021-2000-0071-0296>

Council Tax Band A

Tenure - The agent understands the property to be a peppercorn lease at 999 years from year of build. However, this should be confirmed with a licensed legal representative.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D	67   d	
39-54	E		
21-38	F		
1-20	G		