

MOVING HOMES



SALES & LETTINGS



£140,000

Balmoral Gardens, North Shields

£140,000

Discover the charm of this stylish two-bedroom ground floor flat, perfectly situated on the sought-after Balmoral Gardens in North Shields. With shops and amenities conveniently nearby, this location offers effortless access to the A1058 Coast Road and the A19, ensuring quick connections to neighbouring towns and villages, the vibrant City of Newcastle upon Tyne, and beyond.

The property features a welcoming hallway that provides access to all principal rooms, including a spacious and inviting lounge to the rear, perfect for relaxation and entertaining. The well-appointed fitted kitchen boasts white units, complementing work surfaces, and an electric freestanding cooker. The generously sized master bedroom situated to the front of the property has a large bay window allowing natural light to flood in, while the cozy single bedroom is ideal for a guest room or home office. The bathroom offers a modern white suite comprising a panelled bath with shower overhead, a wash hand basin set into a vanity unit with storage, and a WC, along with an additional storage cupboard. An efficient combi central heating boiler is housed in a matching unit. Outdoor features include a private enclosed courtyard-style yard, perfect for outdoor relaxation, and access to a generous garage equipped with power and lighting as well as laundry facilities.

This spacious flat blends comfort, style, and practicality, making it an ideal choice for those seeking a harmonious living experience in North Shields. Don't miss out on the opportunity to make this delightful property your new home.

EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/8658-7726-5290-3848-1992>

Council Tax Band A £1,408.23 pa

Tenure - The agent understands the property to be leasehold with 999 years from July 1987. However, this should be confirmed with a licensed legal representative.

However, this should be confirmed with a licensed legal representative. To secure a viewing in the first instance please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





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