

MOVING HOMES

SALES & LETTINGS



£45,000

Illingworth House, St. Johns Green, North Shields

£45,000

New to the market for sale, this spacious two bedroom upper floor maisonette with panoramic views, situated within Illingworth House, Percy Main. North Shields. With its ease of access for transport links to both North & South of the region, the local Metro system and the nearby Royal Quays Shopping Outlet and many more local amenities. This would make an ideal buy to let investment or someone wanting to get on the property ladder. We strongly recommend an early appointment to view. The vendor invites cash buyers only due to the short lease.

Briefly comprising of: - Secure entry system, communal hallway with stairs up to the main accommodation and inner hallway. Upon entering the property you are welcomed into the central hallway following into the open lounge area with dual aspect windows allowing the light to flood in. Chimney breast to main wall, sliding door with Juliet balcony giving panoramic views of the surround area and stairs leading to second floor accommodation. The kitchen which has a range of units with complementing work tops and plumbed for washing machine. There are two spacious bedrooms to the second floor with master having the all-important fire door. A modern bathroom with white suite comprises of bath, hand wash basin and wc. Externally communal drive in leads to the development, residents parking and communal grounds.

To secure the property please contact Moving Homes on 0191-2964600 to arrange a viewing or visit our website movinghomesuk.com

EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/8601-6324-4660-6685-4992>

Tenure - The agent understands the property to be leasehold with circa 61 years remaining and a service charge of £1,494.32 pa. However, this should be confirmed with a licensed legal representative.

Council Tax Band - A £1,408.23 pa

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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