







- Ground Floor Flat
- Managed Building
- Great Starter Home
- Leasehold
- Viewing Recommended
- Two Bedrooms
- Allocated Parking
- Handy For Amenities
- Council Tax Band \*B\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/uZ-MHSHv0YM> \*\***

This charming ground floor flat is located on Trevelyan Close in Shiremoor, a purpose-built development offering comfortable and modern living space. Perfect for first-time buyers or investors alike.

This property boasts an exceptionally central location, placing you close to many of Tyneside's key attractions. Excellent transport links are nearby, including the A19 and Coast Road, ensuring easy connectivity. A variety of local amenities - such as Boundary Mill, Silverlink Shopping Park, and the Royal Quays Outlet - are just a short commute away. The coast is also easily accessible for those who enjoy the beach. For families, the area is well-served by a selection of highly regarded schools.

The flat is accessed via a communal entrance and hallway and briefly comprises: - entrance hallway with storage, bright and airy lounge with dual aspect windows, well-appointed kitchen with fitted units and integrated oven and hob, two double bedrooms, one with an en suite shower room and there is also a modern bathroom WC. Further benefits include gas central heating and double glazing. Externally there is allocated parking.

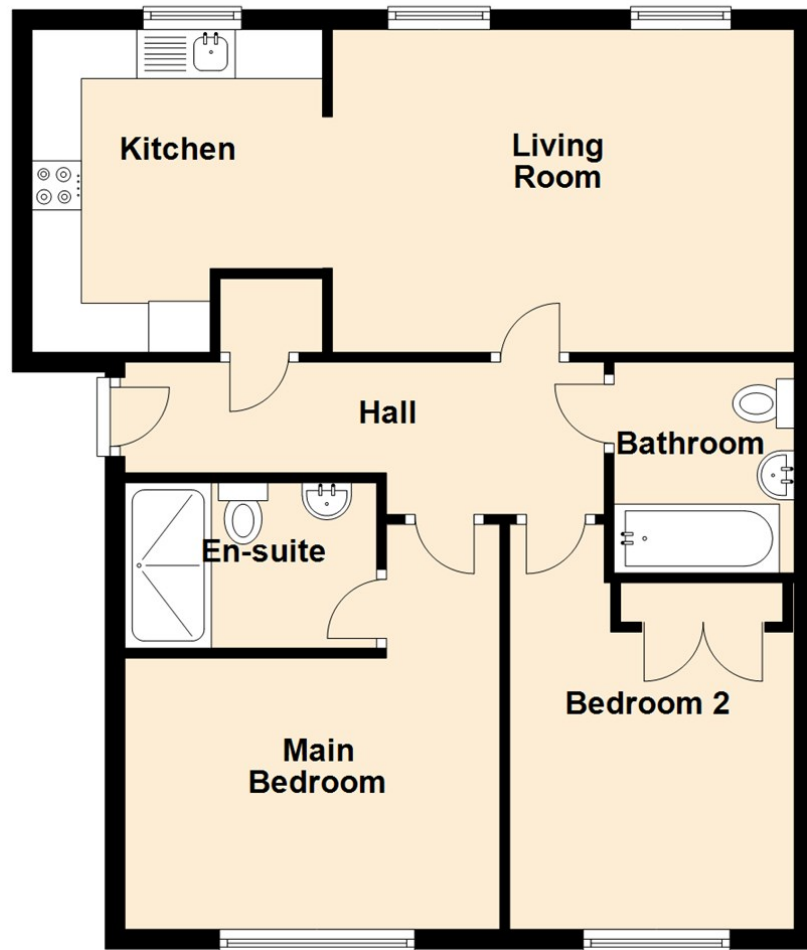
Early viewings are highly recommended. For more information, please call our sales team on 0191 236 2070.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*.

## Ground Floor



Living Room 10'9" x 15'4" (3.28 x 4.69)


Kitchen 9'11" x 9'8" (3.04 x 2.95)

Main Bedroom 13'5" x 12'5" (4.11 x 3.81)

Bedroom Two 13'5" x 9'5" (4.11 x 2.89)

## The difference between house and home

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| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            | 79  | 81        |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

**Contact Us: 0191 236 2070**



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