



Bell Street, North Shields

£110,000

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RICHARDSONS 



# Bell Street North Shields, NE30 1HF

- ONE BEDROOM
- RIVER VIEWS
- EXCELLENT LOCATION
- EPC RATING D
- SECURE ENTRANCE
- STORAGE ROOM
- NEW WINDOWS EXPECTED TO BE FITTED THIS YEAR

£110,000



Welcome to this charming flat located on Bell Street in the sought-after area of North Shields. This property boasts a cosy reception room, ideal for relaxing or entertaining guests. With one bedroom and one bathroom, this flat is perfect for individuals or couples looking for a comfortable living space.

Situated in a prime location, this flat offers convenient access to public transport, making commuting a breeze. The property also features lovely views, adding to its appeal and creating a peaceful atmosphere.

Whether you are considering this as a buy-to-let investment or as your first home purchase, this property is a fantastic opportunity with no upper chain, simplifying the buying process. Don't miss out on the chance to own a piece of this vibrant neighbourhood and enjoy all the amenities it has to offer.

Contact us today to arrange a viewing and envision yourself living in this delightful flat on Bell Street.

Council Tax - A  
Tenure - Leasehold 999 years remaining

### **Approximate measurements**

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

**Lounge** 10'2" x 17'4" (3.1m x 5.3m)

Lounge with bay window (currently with window seat). Feature fireplace and single radiator. Superb views to the front of the Quayside, River and out to the North Sea. Doorway to Kitchen

**Kitchen** 8'8 x 4'9 (2.64m x 1.45m)

Well appointed kitchen with wall and base units, tiled splash back and stainless steel sink. Plumbed for washing machine.

**Bedroom** 12'9" x 10'2" (3.9m x 3.1m)

Large master double bedroom with single radiator and fantastic views.

**Bathroom** 6'2" x 8'10" (1.9m x 2.7m)

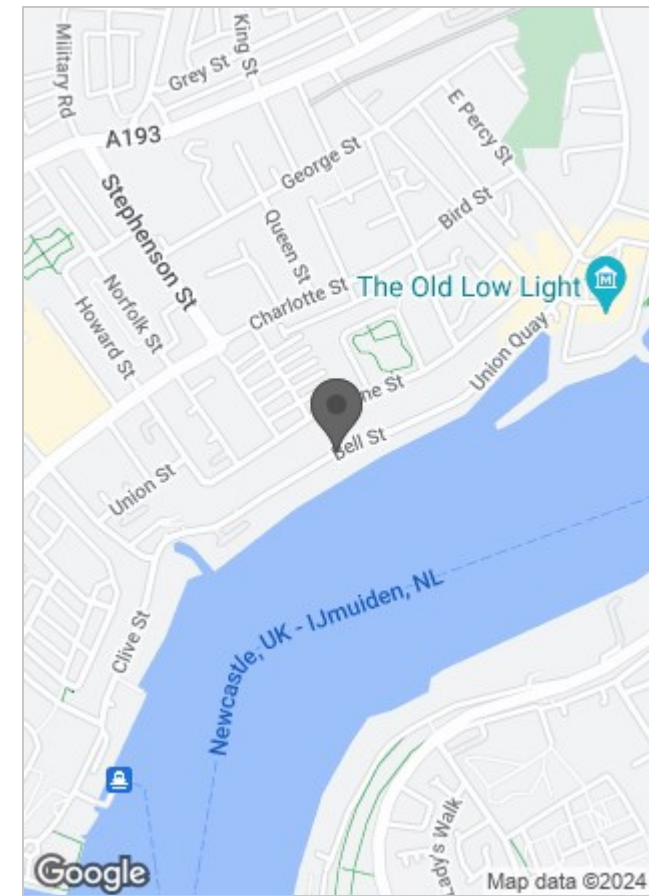
Bathroom comprising WC, hand basin and bath with mixer shower over.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.