



## 72c Cleveland Road , North Shields, NE29 0NT

\*\* DOUBLE FRONTED GROUND FLOOR FLAT \*\* DECEPTIVELY SPACIOUS PERIOD STYLE PROPERTY \*\*

REFURBISHED THROUGHOUT & READY TO MOVE INTO \*\* TWO DOUBLE BEDROOMS \*\* CHAIN FREE

STUNNING OPEN PLAN LIVING AREA \*\* SPACIOUS MODERN BATHROOM WITH FOUR PIECE SUITE \*\*

INTEGRATED APPLIANCES \*\* CLOSE TO LOCAL AMENITIES & EXCELLENT ROAD LINKS \*\*

LOW MAINTENANCE GARDENS TO FRONT \*\* SHARED YARD TO REAR \*\* COUNCIL TAX BAND A \*\*

\*\* 999 YEAR LEASE FROM 1986 \*\* ENERGY RATING C \*\*

Price £199,950

# 72c Cleveland Road

, North Shields, NE29 0NT



- Spacious Two Bedroom Ground Floor Apartment
- Spacious Bathroom With Four Piece Suite
- 999 Year Lease From 1986
- Refurbished Throughout & Ready To Move Into
- Lovely Period Style Property
- Council Tax Band A
- Open Plan Living Area With Integrated Appliances
- Close To Local Amenities & Road Links
- Energy Rating C

## Communal Entrance

## Hallway

## Open Plan Living Area

17'10" + bay x 13'10" (5.44 + bay x 4.23)

## Bedroom 1

18'0" + bay x 13'10" (5.50 + bay x 4.23)

## Bedroom 2

12'7" x 13'10" (3.85 x 4.24)

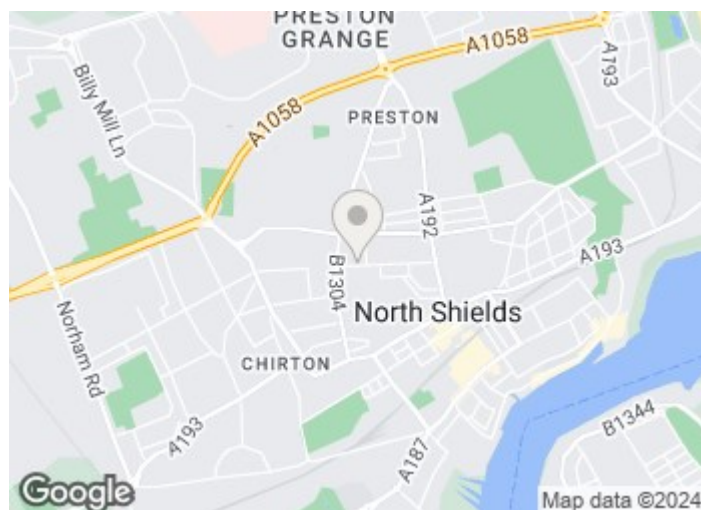
## Bathroom

10'10" x 9'10" (3.31 x 3.00)

## External

## Lease Information

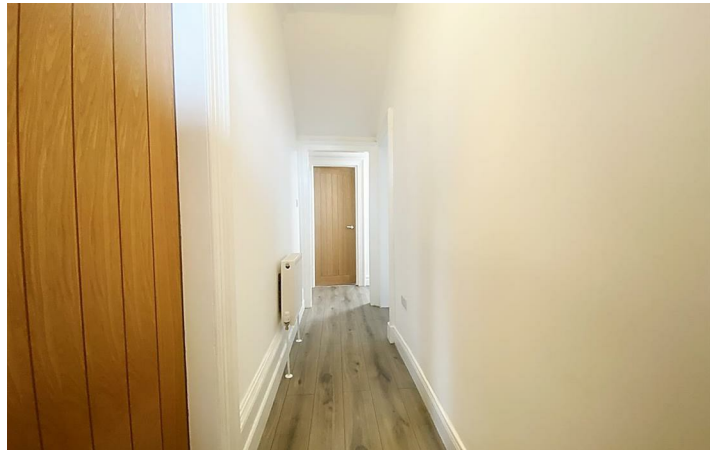
## Broadband



## Directions

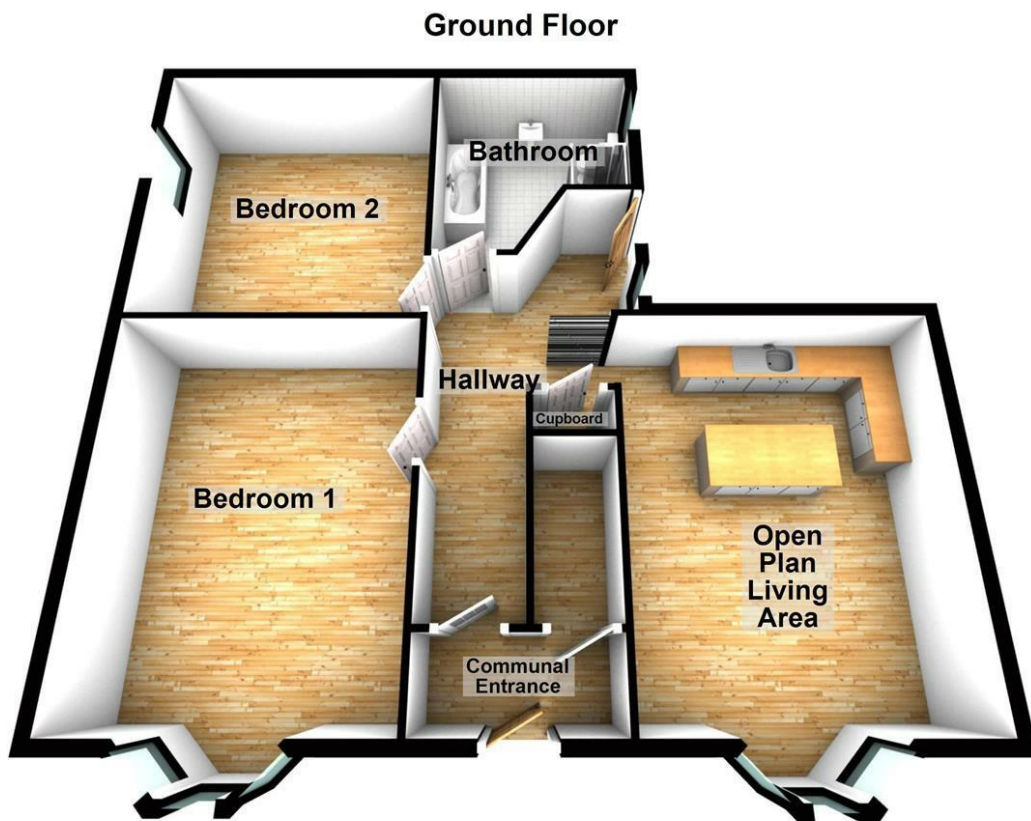








# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	