



# Salisbury Avenue

## North Shields, NE29 9PF

Fresh Property Centre presents a two bedroom upper Tyneside flat, situated on Salisbury Avenue, North Shields. The accommodation comprises; lounge/diner, kitchen, two bedrooms and bathroom/WC. Externally there is a private rear yard. The property does require some updating however it benefits from gas central heating and double glazing. Available with no upper chain, this property would make an ideal investment.



# Asking Price £109,950



**0191 257 6823**

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63 Church Way, North Shields, Tyne & Wear, NE29 0AE



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#### **Entrance Lobby**

Via double glazed door.

#### **Lounge/Diner**

Fireplace with coal effect gas fire, radiator and two double glazed windows.



#### **Bedroom One**

Range of built in wardrobes, radiator and double glazed window.



#### **Bedroom Two**

Built in cupboard, radiator and double glazed window.



#### **Kitchen**

Matching base and wall units with work surfaces over, stainless steel sink with drainer and mixer tap, plumbing for a washing machine, gas cooker point and double glazed window.



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### Bathroom

Three piece bathroom suite comprising; corner bath with shower over, pedestal hand wash basin and low level WC. Spot lighting, central heating boiler and frosted double glazed window.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### Yard

Private rear yard with gate to lane.



Please Note: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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## First Floor

Approx. 67.8 sq. metres (729.6 sq. feet)



Total area: approx. 67.8 sq. metres (729.6 sq. feet)

The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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