



Smith's Dock

North Shields, NE29 6BU

We are pleased to offer for sale this modern one bedroom third floor apartment within the popular Smokehouse One building. Located on the riverside, the accommodation comprises: communal entrance, stairs and lift to third floor, entrance hall, lounge with open plan kitchen, double bedroom and bathroom/WC. Ideally located with good access to the Fish Quay and town centre. Offered with no upper chain, early viewing is advised.



Asking Price £134,950



0191 257 6823

www.fresh.property

hello@fresh.property

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



Zoopla

rightmove

PrimeLocation

OnTheMarket.com

We are pleased to offer for sale this modern one bedroom third floor apartment within the popular Smokehouse One building. Located on the riverside, the accommodation comprises: communal entrance, stairs and lift to third floor, entrance hall, lounge with open plan kitchen, double bedroom and bathroom/WC. Ideally located with good access to the Fish Quay and town centre. Offered with no upper chain, early viewing is advised.

Communal Hallway

Via secure entry system, lifts and stairs to second floor.

Entrance Hall

Laminate flooring, radiator and built in cupboard with plumbing for a washing machine.

Lounge

Laminate flooring, secure entry system, built in cupboard, radiator and double glazed window.



Open Plan Kitchen

Modern matching base and wall units with work surfaces over, stainless steel sink with drainer and mixer tap, built in oven, four ring electric hob, extractor fan over, integrated fridge and integrated dish washer.



Bedroom One

Radiator and double glazed window.



0191 257 6823

www.fresh.property

hello@fresh.property

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



Zoopla

rightmove

PrimeLocation

OnTheMarket.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
Energy efficiency chart			
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bathroom/WC

Modern three piece bathroom suite comprising: panelled bath with mixer tap, hand wash basin with mixer tap and low level WC. Shaver point, part tiled, heated towel rail, tiled floor and spotlights.



External

Permit parking available.

Agent's Note

This property has a yearly Service Charge of £1859.76 and a ground rent of £125 per annum.

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.

Thinking of Moving?

Fresh can help you;

- Sell your home
- Arrange a mortgage
- Select a local solicitor

Call our team to see how we can help

0191 257 6823

www.fresh.property

hello@fresh.property

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



Zoopla

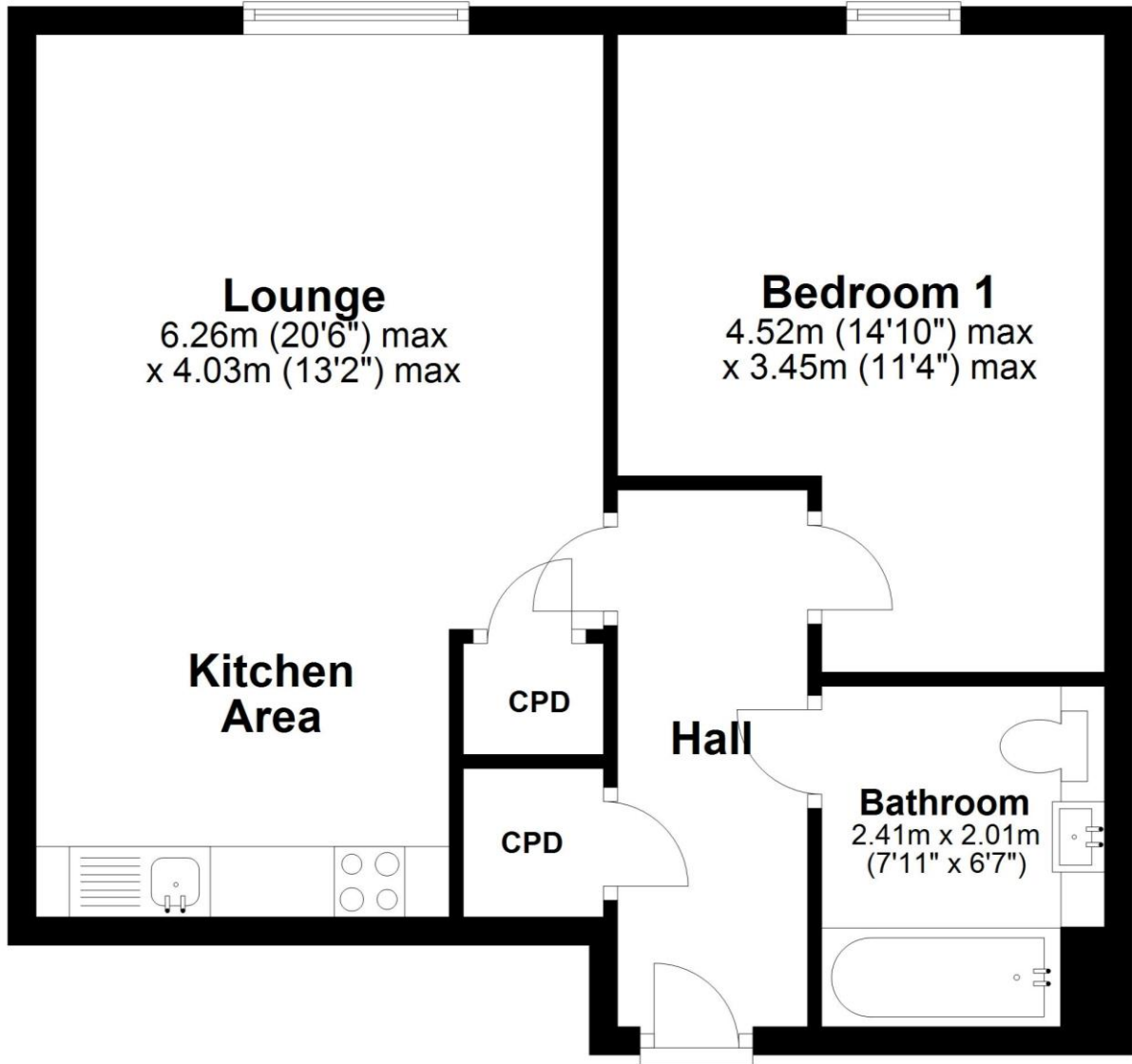
rightmove

PrimeLocation

onTheMarket.com

Third Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



Total area: approx. 50.1 sq. metres (539.4 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.

0191 257 6823

www.fresh.property

hello@fresh.property

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



Zoopla rightmove

PrimeLocation

onTheMarket.com