



ASKING PRICE

**£79,950**

**Grey Street**

North Shields, NE30 2EF



Fresh Property Centre welcome to the market this one bed ground floor flat on Grey Street in North Shields. The property presents an excellent opportunity for first time buyers or those looking to downsize. While the flat is in need of updating, it offers a blank canvas for buyers to create their ideal living space, tailored to their personal taste and style.

The flat features a comfortable reception room, perfect for relaxing or entertaining guests. The bedroom at the rear of the property provides a peaceful retreat, while the bathroom and kitchen are well sized and functional.

At the rear of the property is a small garden, which offers an outdoor space to enjoy fresh air and sunshine.

Situated in a popular location, this flat benefits from easy access to local amenities, including shops, cafes, and public transport links. Within reach of both North Shields and Tynemouth centres along with the fish quay, the property provides a perfect balance of urban living and natural beauty.

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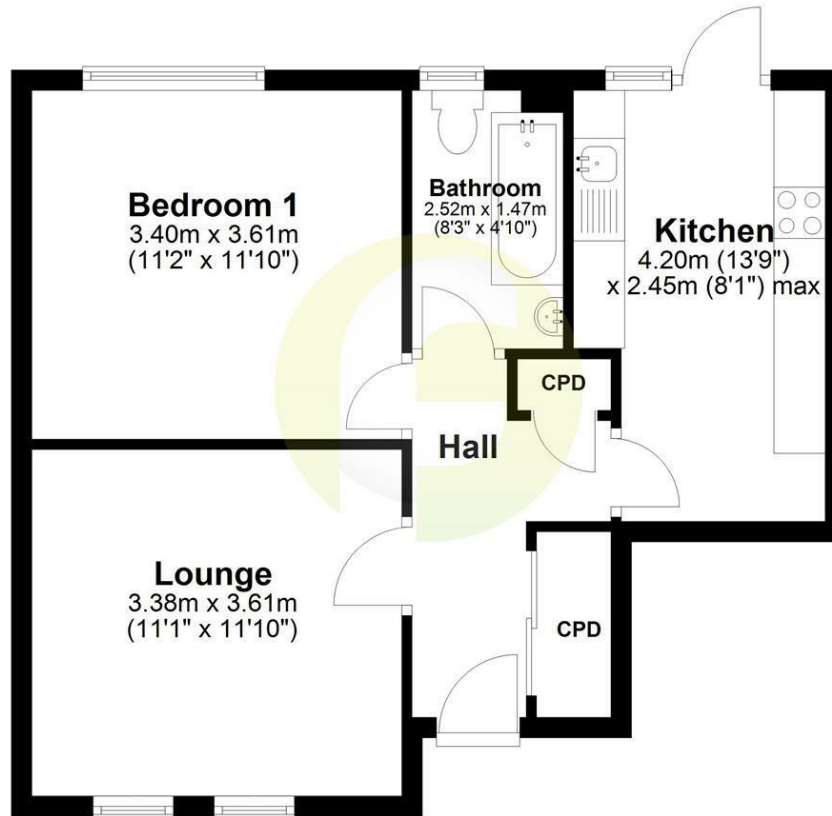






## Ground Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



Total area: approx. 46.1 sq. metres (496.0 sq. feet)

### LOCAL AUTHORITY

North Tyneside

### TENURE

Leasehold

### COUNCIL TAX BAND

A

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 77        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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