



72 Emmerson Place

Shiremoor, Newcastle Upon Tyne, NE27 0NQ

£69,950



Trading Places



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Shiremoor, Newcastle Upon Tyne, NE27 0NQ

**** FIRST TIME BUYER/INVESTOR OPPORTUNITY ** TWO BEDROOM UPPER FLAT **
CLOSE TO TRANSPORT LINKS ** NO UPPER CHAIN ****

Trading Places welcome to the market for sale this spacious two bedroom upper flat located on Emmerson Place in Shiremoor. Ideal for a first time buyer or an investment this property is well presented, priced to sell and has no onward chain.

The property is situated near to local schools, metro station, bus transport links to the city and the coast as well as within close proximity to the Cobalt Business Park and the main A1 and A19 trunk roads both north and south. Metro links are also close by for commuting into North Shields and Newcastle Central.

Benefitting from double glazing, gas central heating and briefly comprising of: entrance vestibule, lounge, fitted kitchen, two double bedrooms and bathroom. This property also offers good storage and a shared yard to the front.

Please call our branch on 0191-2511189 to arrange an appointment to view.
EPC Rating C. Council Tax Band A.

Entrance Hallway

With double glazed entrance door, with stairs leading to first floor flat. Cupboard providing storage.

Landing

Spacious and bright landing with doors leading to living room, kitchen, two bedrooms and bathroom. Large cupboard providing additional storage.

Living Room

13' x 12'0 (3.96m x 3.66m)

Front facing spacious living room, double glazed window, single radiator and ceiling coving.

Kitchen

10'9 x 7'4 (3.28m x 2.24m)

Rear facing kitchen with wall, base and draw units with contrasting worktops. Space for oven, washing machine and fridge freezer. Wall mounted boiler and tiled flooring. Double glazed window allowing for natural light.





Bedroom One

13' x 10'7 (3.96m x 3.23m)

Rear facing double bedroom with double glazed windows allowing for natural light. Ceiling coving and single radiator.

Bedroom Two

12'4 x 7'6 (3.76m x 2.29m)

Front facing double bedroom with single radiator, double glazed window and ceiling coving. Built in cupboard providing additional storage.

Bathroom

Bright spacious three piece suite comprising bath with electric shower over, pedestal wash hand basin, and low level WC. Double glazed window with obscure glass allowing for natural light.

Front Gardens

Shared front yard with fenced boundaries and sitting area. Outhouse providing storage.

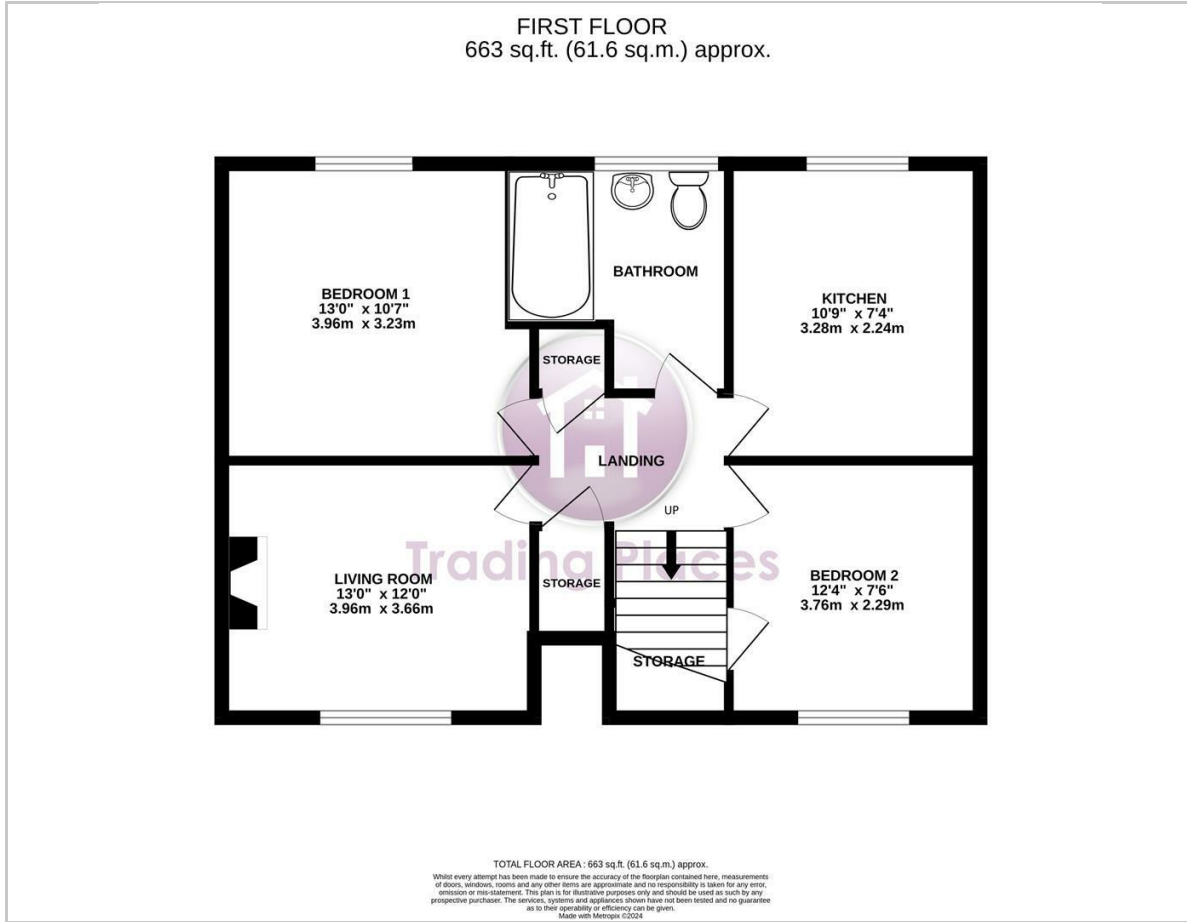
Lease Details

Lease Term: 125 years from 23.06.2003

Annual Ground Rent: £10.00

Annual Service Charge: £290.08

Floor Plan

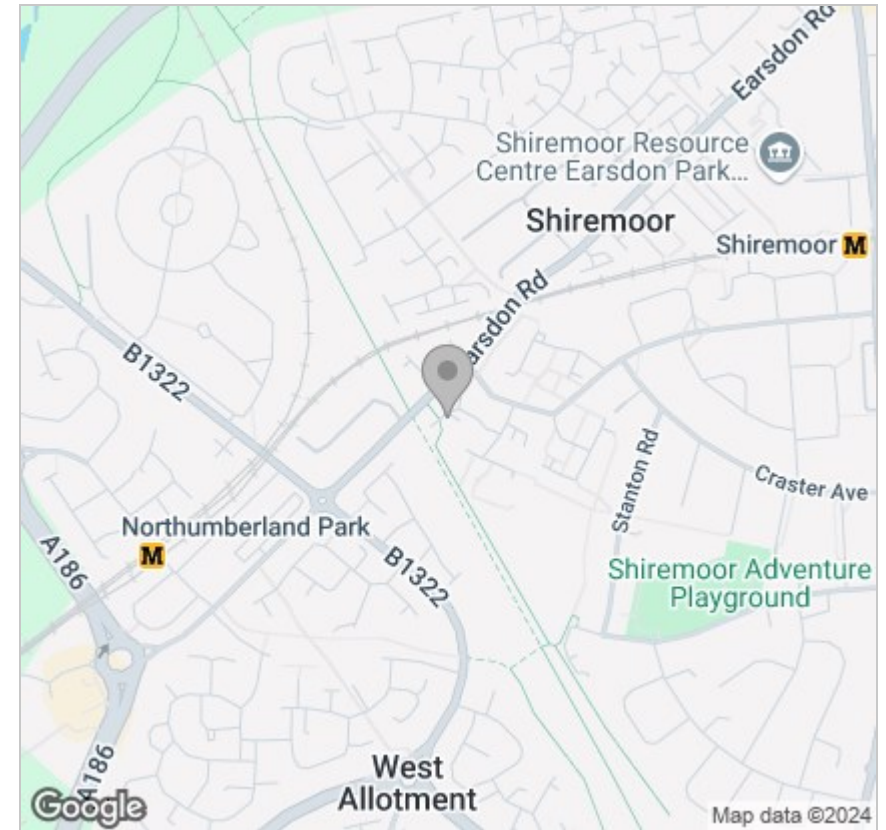


Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

