



# Trading Places

Coastal and Country Property Specialists



## 2 Prudhoe Terrace , North Shields, NE29 6SF

Trading Places welcome to the market to rent, this spacious three bedroom upper maisonette located in the town centre of North Shields on Prudhoe Terrace. Situated close to all local shopping facilities, amenities and having easy access to transport links, as well as within walking distance to the popular North Shields fish quay which has a good selection of cafés and restaurants.

The property benefits from double glazing, gas central heating and briefly comprises of : Entrance hallway, cloaks wc, lounge , fitted breakfasting kitchen. To the first floor there are two double bedrooms and a spacious bathroom wc. To the second floor there is a large master bedroom with en-suite shower wc. Externally there is a rear yard.

Contact Trading Places on 0191-2511189 to view. EPC Rating E. Council Tax band A.

**£750**

# 2 Prudhoe Terrace , North Shields, NE29 6SF



- To Let
- Master with En-Suite
- Bathroom
- Upper Maisonette
- Lounge
- Cloaks WC

- Three Bedrooms
- Fitted Kitchen
- Rear Yard

## Entrance hallway

Double glazed panel door, stairs to first floor, radiator, under stairs storage area, door to rear, coving to ceiling and laminate flooring.

above, tiled splash backs, single sink and drainer, wall mounted gas boiled housed in wall unit, double glazed window to the rear, plumbing for washing machine, laminate wood flooring and radiator.

## Bathroom

9'5" x 9'1" (2.87 x 2.78)  
Three piece white suite comprising of:- panelled bath with plumbed shower over and glass shower scree, low level WC, pedestal wash hand basin, double glazed window to the rear, radiator and laminated wood flooring.

## Cloaks WC

Low level wc, pedestal wash hand basin, laminate flooring and double glazed frosted window to the rear.

## First floor landing

Double glazed window to the front and rear, built in storage cupboard and stairs to second floor.

## Second floor landing

Loft access

## Lounge

### 15'10" x 10'1" (4.82 x 3.07)

Double glazed window to the front, chimney breast and alcoves, coving to ceiling, radiator, television point and laminate flooring.

## Bedroom one

### 13'8" x 6'10" (4.16 x 2.09)

Double glazed window to the front, radiator, coving to ceiling and laminate wood flooring.

## Master bedroom

### 9'10" x 10'10" (2.99 x 3.29)

Double glazed Velux window to the front, radiator and laminate wood flooring.

## Kitchen breakfast room

### 9'8" x 9'0" (2.94 x 2.74)

Fitted with a range of cream wood shaker style wall and base units with contrasting roll top work surfaces, built in electric fan oven, gas hob and extractor chimney

## Bedroom two

### 8'10" x 12'6" (2.70 x 3.81)

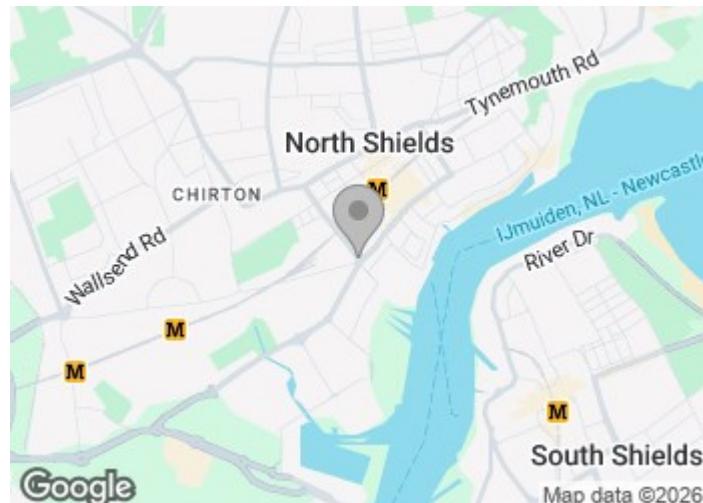
Double glazed window to the rear, radiator, built in storage cupboard and laminate wood flooring.

## En-suite

Three piece suite comprising of :- step in shower cubicle with electric shower, wash hand basin, low level wc.

## External

Walled rear yard with gate to rear for access to the main service lane.



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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