

# TO LET

17 PARK CRESCENT, NORTH SHIELDS NE30 2HR  
£850 PER CALENDAR MONTH



## 2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM UPPER FLOOR APARTMENT
- IMMACULATELY PRESENTED THROUGHOUT
- UNFURNISHED AND AVAILABLE NOW
- SPACIOUS RECEPTION ROOM
- CONTEMPORARY KITCHEN
- STYLISH BATHROOM WC
- REAR SHARED YARD
- EPC RATING D

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VESTIBULE & HALLWAY

LANDING

RECEPTION ROOM  
15 x 11'9

KITCHEN  
10 x 8'10

BEDROOM ONE  
15 x 13

BEDROOM TWO  
11 x 6'6

BATHROOM  
6 x 5'2

SEPARATE WC

REAR SHARED YARD

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This larger style and characterful, upper floor flat is perfectly located in a sought after residential area. It boasts a wealth of contemporary features with period charm, is unfurnished, available now and ideal for a range of tenants.

With over 760 square foot of accommodation on offer, this beautiful property consists of a vestibule and entrance hallway with stairs up to the large split floor landing. There is a light and spacious reception room with feature fireplace and a contemporary kitchen benefitting from a range of units with contrasting worktops, single oven, gas hob, chimney hood, spaces for a fridge and stairs down to the rear yard. There are two bedrooms and a stylish bathroom benefitting from an integrated bath and a vanity washbasin with high gloss unit and there is a separate WC. Externally a shared rear yard.

The generous size, amazing condition and location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, and the diverse scenery makes it attractive to retired couples, young couples and families.

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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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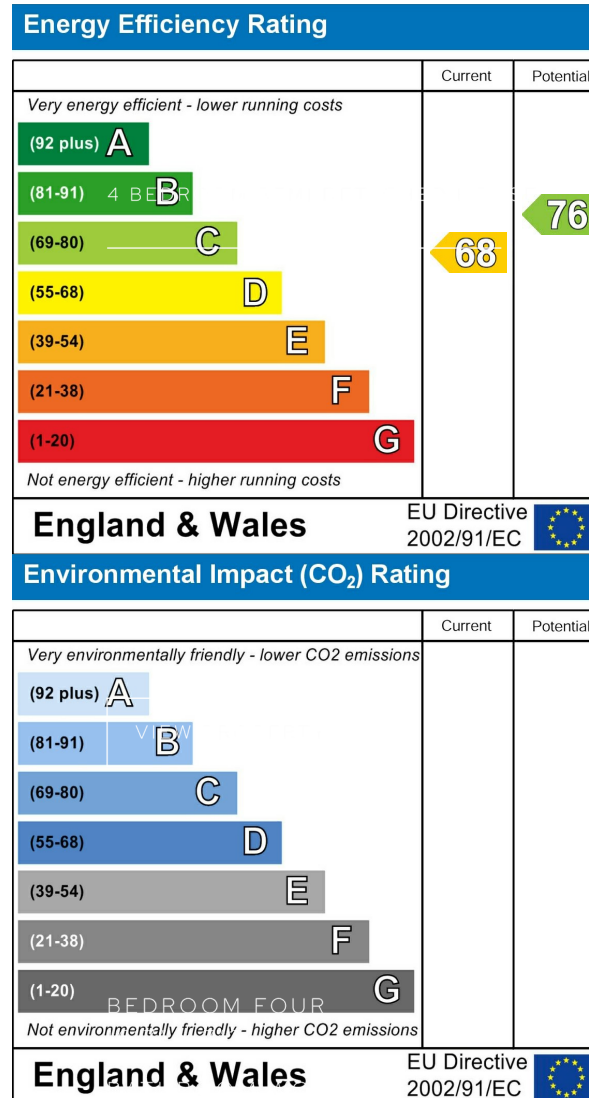
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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