

FOR
SALE

75 SALISBURY AVENUE, NORTH SHIELDS NE29 9PD
£125,000



1 BEDROOM FLAT

- ONE BEDROOM GROUND FLOOR FLAT
- OPEN PLAN KITCHEN DINER/ LIVING AREA
- MODERN BATHROOM WC
- FRONT TOWN GARDEN
- SOUTH FACING PRIVATE REAR YARD
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

HALLWAY

KITCHEN/LOUNGE
20'3 x 14'0

BEDROOM
14'9 x 14'0

BATHROOM WC
9'0 xc 6'4

FRONT GARDEN

REAR YARD

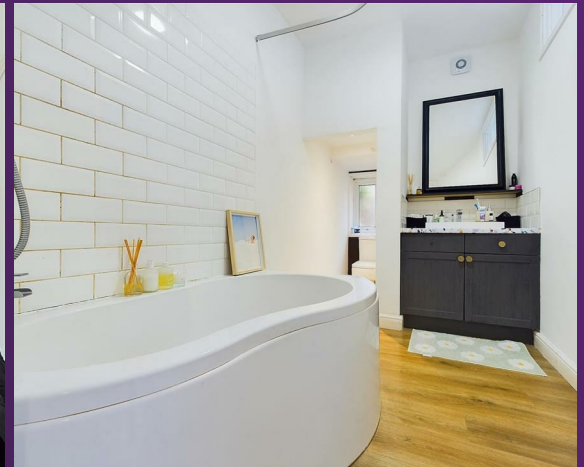
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This lovely, characterful, ground floor apartment is perfectly located in a popular residential area. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

With over 600 square foot of accommodation on offer this property consists of a vestibule and entrance hallway leading to a beautiful open lounge and contemporary kitchen/living space. Benefitting from wall, base, drawer and larder units with contrasting worktops, integrated single eye level oven, four ring induction hob, chimney hood, integrated dishwasher and door to the utility area. There is one spacious bedroom and a modern bathroom benefitting from panelled p-shape bath with shower over, counter top wash basin and low level WC. Externally there is a front town garden and South facing private rear yard. The superb layout and fabulous location of this superb property 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, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers 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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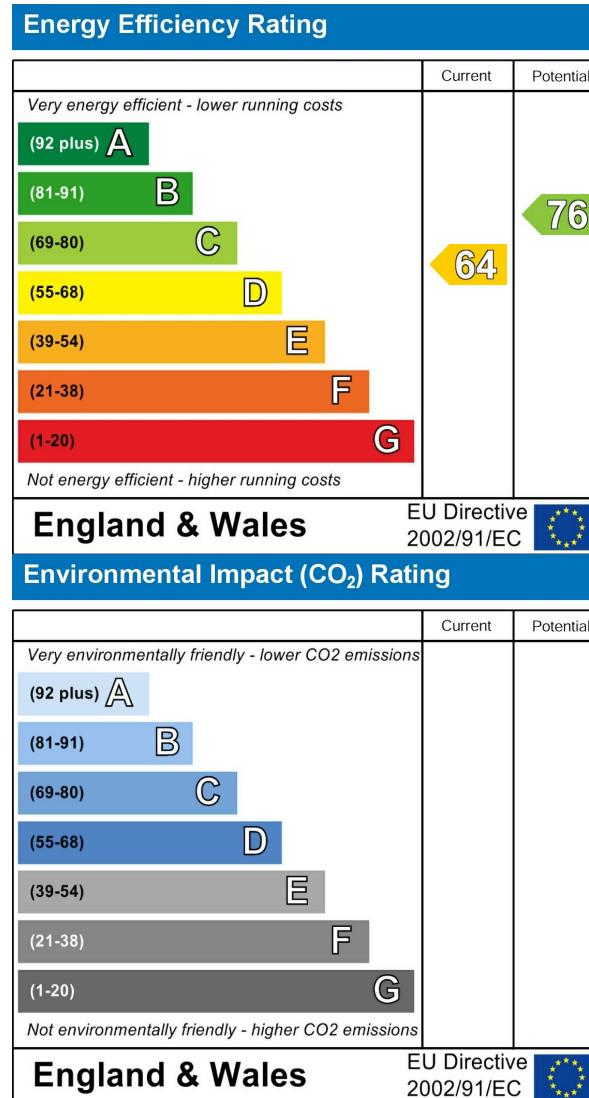
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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