

FOR  
SALE

30 PARK CRESCENT EAST, NORTH SHIELDS NE30 2HQ  
£174,950



3 BEDROOM FLAT/APARTMENT

- THREE BEDROOM FIRST FLOOR FLAT
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- CLASSIC KITCHEN
- MODERN BATHROOM WC
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

LANDING

RECEPTION ROOM  
13'6 x 11'8

KITCHEN  
13'1 x 6'9

BEDROOM ONE  
12'9 x 12'0

BEDROOM TWO  
9'7 x 7'5

BEDROOM THREE  
8'10 x 7'1

BATHROOM WC

8'0 x 4'7

## 30 PARK CRESCENT EAST, NORTH SHIELDS NE30 2HQ

This lovely, well presented flat is situated on the first floor of a period building and is perfectly located in a superb residential location. It displays a variety of modern features with period charm, has no upper chain and is ideal for a range of buyers.

With over 700 square foot of accommodation this property consists of a vestibule with stairs up to the first floor, spacious reception room, and a classic kitchen benefitting from a range of units with contrasting worktops, integrated single oven, electric hob and chimney hood. There are three bedrooms and a modern bathroom benefitting from a panelled bath with shower over, pedestal wash basin and low level WC. From the kitchen there are stairs down to a small area for bin storage.

The generous size, superb layout 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, 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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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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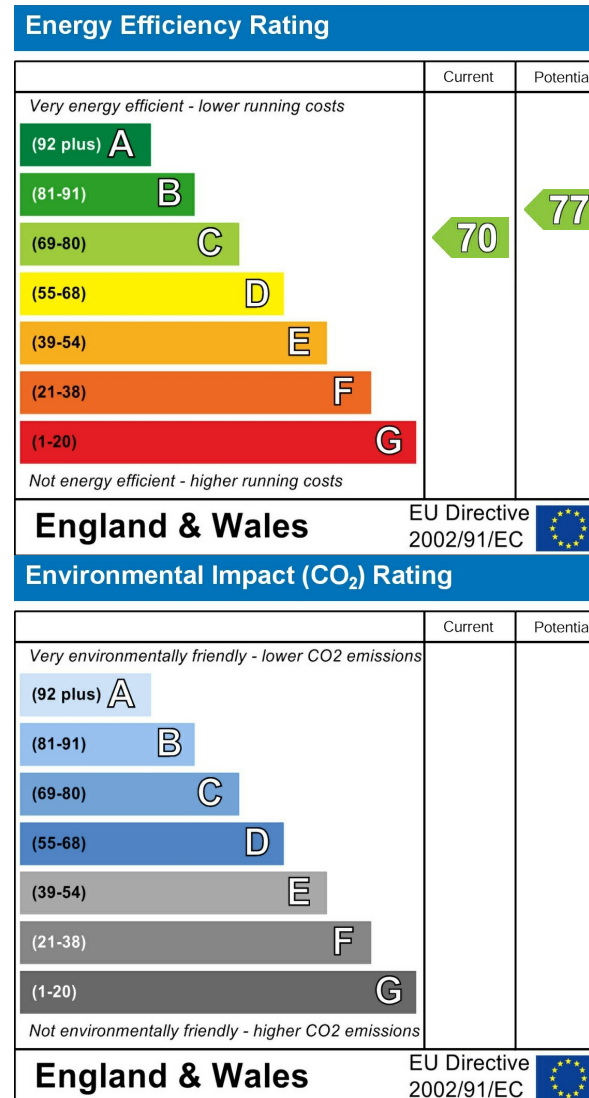
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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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