

FOR
SALE

15 PARK CRESCENT EAST, NORTH SHIELDS NE30 2HQ
£185,000



2 BEDROOM FLAT

- TWO BEDROOM GROUND FLOOR FLAT
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- CHARACTERFUL PROPERTY WITH PERIOD CHARM
- SPACIOUS RECEPTION ROOM
- KITCHEN
- MODERN BATHROOM WC
- FRONT GARDEN
- REAR YARD
- EPC RATING D

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VESTIBULE
3'7" x 3'2"

ENTRANCE HALLWAY
12'7" x 3'2"

RECEPTION ROOM
13'1" x 13'7"

KITCHEN
7'2" x 8'1"

BEDROOM
12'7" x 15'7"

BEDROOM
9'4" x 9'3"

BATHROOM
7'6" x 7'0"

FRONT TOWN GARDEN

REAR YARD

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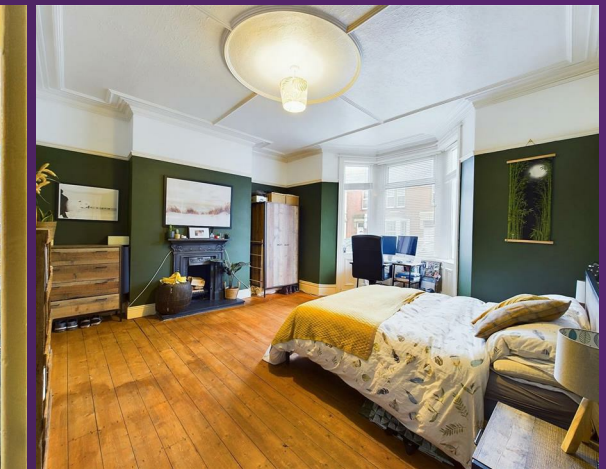
This lovely, well presented flat is situated on the ground floor of a period building and is perfectly located in a superb residential location. It displays a variety of modern features with period charm and is ideal for a range of buyers.

With over 670 square foot of accommodation this property consists of a vestibule and entrance hallway with doors to a spacious reception room and two stylish bedrooms. From the reception room there is a kitchen with a range of units and contrasting worktops, single oven, gas hob and chimney hood with access to the rear lobby. From the rear lobby there is a modern bathroom WC with integrated bath and shower over, pedestal washbasin and low level WC. Externally there is a front town garden and a well maintained rear yard. 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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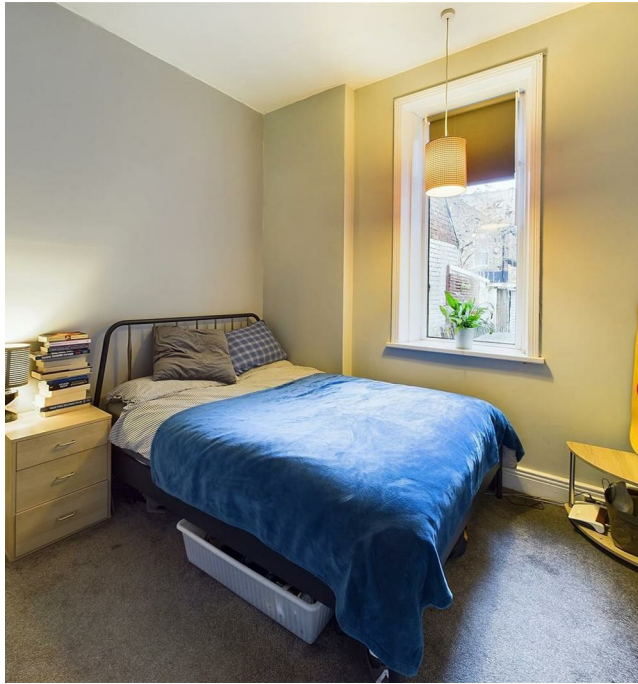
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SMOKE ALARMS

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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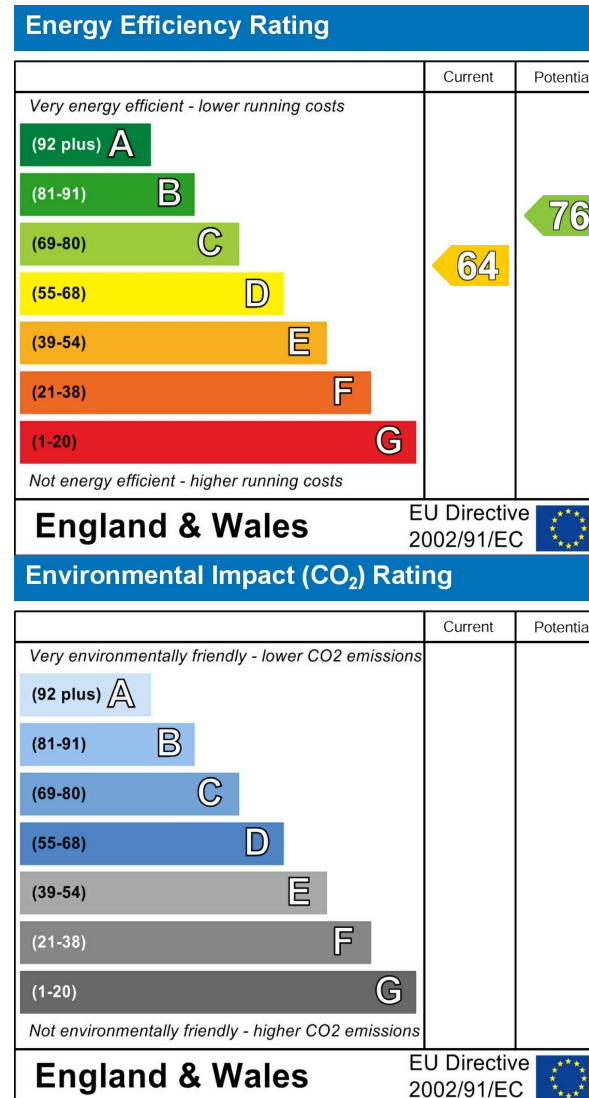
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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