

FOR
SALE

45A NILE STREET, NORTH SHIELDS NE29 0BB
£125,000



1 BEDROOM FLAT/APARTMENT

- ONE BEDROOM FIRST FLOOR FLAT
- ABUNDANCE OF CHARACTER AND PERIOD CHARM
- LOCATED IN A RESIDENTIAL AREA
- SPACIOUS RECEPTION ROOM
- LOVELY KITCHEN
- BEAUTIFUL BATHROOM WC
- STORAGE ROOM
- PRIVATE WEST FACING REAR YARD
- EPC RATING D

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HALLWAY

RECEPTION ROOM
14'9" x 14'3"

OFFICE
12'3" x 3'8"

REAR LANDING

KITCHEN
9'6" x 8'0"

BATHROOM WC
9'7" x 5'11"

BEDROOM
14'1" x 19'9"

STORAGE ROOM

REAR YARD

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

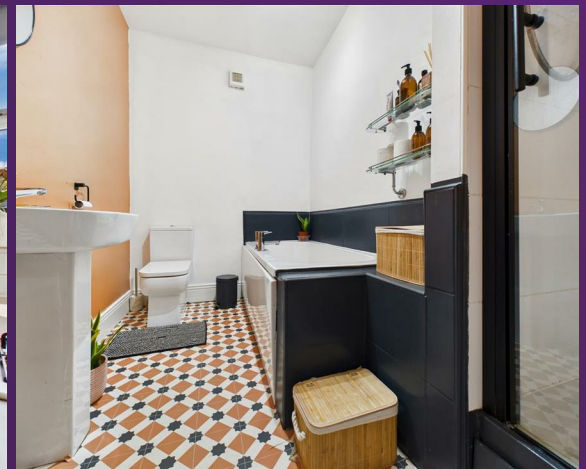
With over 800 square feet of accommodation set over two floors, this charming property consists of a vestibule with stairs up to the first floor landing. The spacious reception room is light and elegant with a feature fireplace including log burner and a door to the rear landing and office. The contemporary kitchen benefits from a range of units with contrasting worktops, integrated oven, hob and space for a washing machine. The beautiful bathroom includes a panelled bath, walk in shower, pedestal wash basin and low level WC. There are stairs up to the spacious bedroom. Externally there is a west facing rear yard and a practical storage tunnel with direct access to the front street, providing secure space for bicycles and other items.

The amazing condition and superb layout of this property makes for an exciting opportunity which can only truly be appreciate by a visit. It is ideally positioned just a short walk from North Shields Metro Station, offering excellent transport links for commuters. Conveniently located, the flat is within easy reach of local shops, bakeries, florists, and nearby parks.

North Shields is a vibrant fishing town which embraces its heritage as proudly as its welcoming modernization.

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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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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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