

TO LET

43 MILTON TERRACE, NORTH SHIELDS NE29 0PB
£800 PER CALENDAR MONTH



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR FLAT
- SOUGHT AFTER RESIDENTIAL LOCATION
- GOOD SIZED LOUNGE
- CLASSIC KITCHEN
- BATHROOM WC
- UNFURNISHED
- AVAILABLE FROM END OF DECEMBER 2025
- FRONT TOWN GARDEN & PRIVATE REAR YARD
- EPC RATING C

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VESTIBULE
3'3" x 3'3"

ENTRANCE HALLWAY
14'1" x 3'2"

LOUNGE
14'5" x 12'2"

KITCHEN
9'2" x 6'11"

BATHROOM WC
4'7" x 9'0"

BEDROOM ONE
16'10" x 13'0"

BEDROOM TWO
11'1" x 7'8"

FRONT TOWN GARDEN

REAR YARD

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This well presented, ground floor flat is perfectly located in a popular residential area. It displays a variety of contemporary features, is unfurnished, available end of December , and is ideal for a range of tenants.

With over 600 square foot of accommodation, this is a two bedroom property comprising of an entrance hallway with storage cupboard and doors to both bedrooms, one front facing with walk in bay window and a good sized lounge with feature fireplace.

The classic kitchen benefits from a range of units and contrasting worktops, integrated single oven, gas hob, and space for a washing machine. From the kitchen there is access to the modern bathroom with paneled bath and shower over, pedestal wash basin and low level WC.

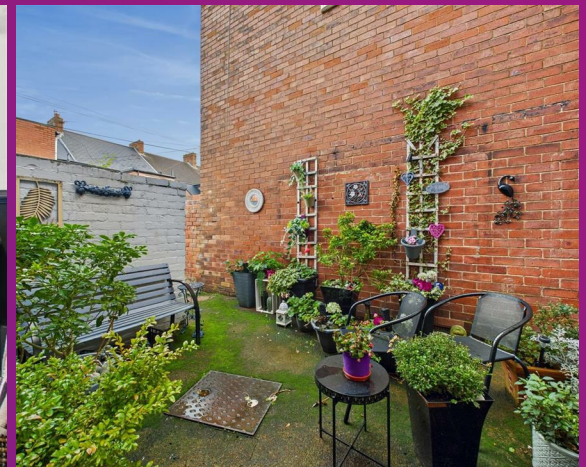
Externally there is a front town garden and a private rear yard with access to the rear lane.

The generous size, 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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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	72	77
(55-68) D		
(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	61	78
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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